



22 Beaul Court, Kettering NN15 5DB

Asking Price £375,000

Spaciously extended Four-Bedroom Detached House.

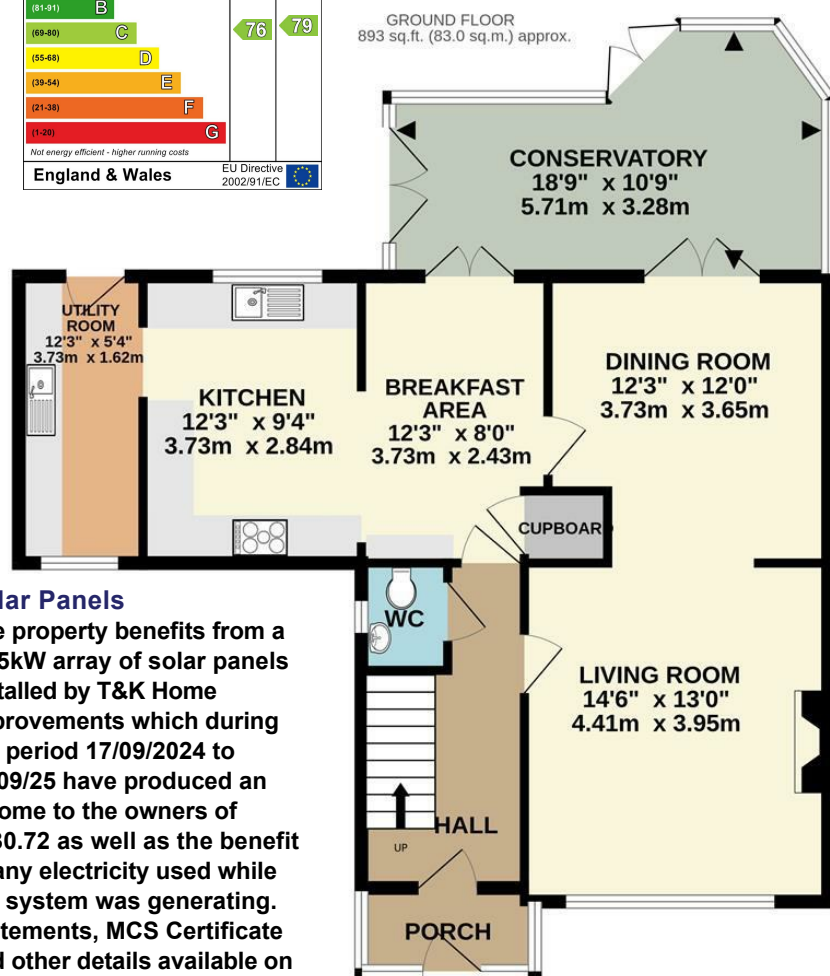
Welcome to this beautifully presented, extended four-bedroom detached home, set on a generous corner plot. Enjoy the luxury of a professionally landscaped rear garden and ample off-road parking for up to five cars, plus a spacious 20' x 10' garage. Step inside to find a modern kitchen with a separate utility room, created by a substantial ground floor extension. The rear of the property features a large, stylish PVC double glazed conservatory—perfect for relaxing or entertaining. At the front, a conservatory-style porch keeps the weather at bay while flooding the entrance with natural light. This spacious family home offers comfort throughout with gas-fired radiator central heating, PVC double glazing and ground floor toilet. Lovingly maintained by one family since new, the property is now ready for its next chapter. There's still plenty of potential to further enhance, extend and personalise this wonderful space. Don't miss the opportunity to view and discover everything this exceptional property has to offer.

Tenure: Freehold
Energy Rating: C
Council Tax Band: C

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR
893 sq.ft. (83.0 sq.m.) approx.

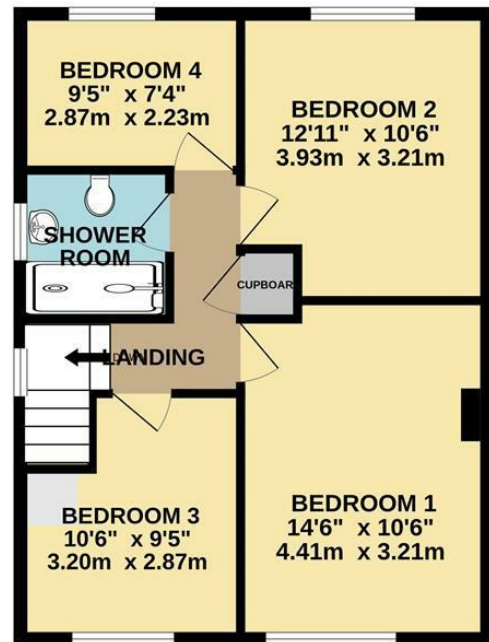


Solar Panels

The property benefits from a 3.25kW array of solar panels installed by T&K Home Improvements which during the period 17/09/2024 to 02/09/25 have produced an income to the owners of £730.72 as well as the benefit of any electricity used while the system was generating. Statements, MCS Certificate and other details available on request from the agents.

TOTAL FLOOR AREA : 1423 sq.ft. (132.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
531 sq.ft. (49.3 sq.m.) approx.

- Spacious, extended four-bedroom detached home on a large plot
- Professionally landscaped rear garden for relaxation and entertaining
- Ample off-road parking for up to five cars, plus a large 20ft x 10ft garage
- Substantial ground floor extension providing modern fitted kitchen with separate utility
- Large, stylish, PVC double glazed conservatory, a light-filled porch and ground floor wc
- Lovingly maintained by one family since new, with scope to further enhance and extend
- Solar panels provided income of £730 over 50 weeks to September 2 2025



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Northamptonshire, NN16 0BN

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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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