



**LUCAS**  
SALES & LETTINGS



**\*\*Charming Victorian Terrace with Generous Living Space & Excellent Potential\*\***

**NO CHAIN**

Set back from the road behind a characterful walled forecourt, this substantial three-bedroom Victorian terrace retains period charm with open plan living space. Boasting a spacious and versatile layout, the home features a bright, double-aspect living room with an deep square bay window, a kitchen, a useful conservatory, and a contemporary white shower room with a separate WC off.

Upstairs, you'll find three generously sized double bedrooms, including a particularly large front bedroom with fitted wardrobes arranged to create a private dressing area. The property benefits from gas central heating and double glazing.

To the rear, a good-sized enclosed garden offers a peaceful retreat and excellent scope for outdoor entertaining or further landscaping.

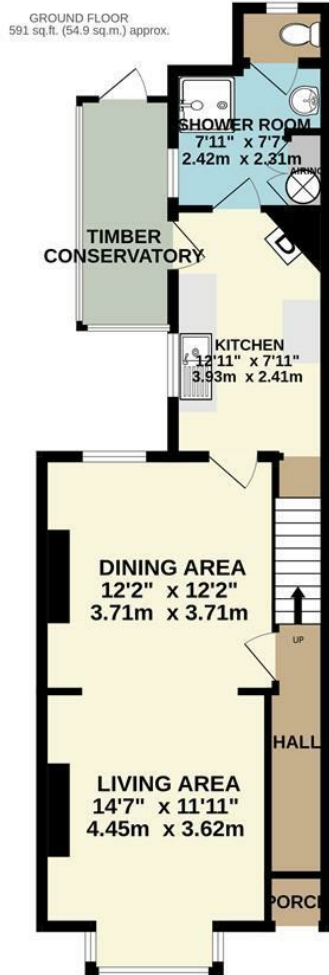
Perfectly positioned for convenience, the property is within walking distance of local shops, including a handy corner stores, as well as larger convenience stores such as Tesco Extra and Co-op. Commuters will appreciate the close proximity to Kettering Train Station, offering direct services to London St Pancras International in under an hour. The town centre, local schools, and Kettering General Hospital are also easily accessible, both within easy walking distance. No Chain.

**112 Hawthorn Road,  
Kettering NN15 7HU**

**Offers In Excess Of  
£220,000**

**Tenure: Freehold  
Energy Rating: E  
Council Tax Band: A**

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EST. GROSS INTERNAL FLOOR AREA INCLUDES CONSERVATORY  
TOTAL FLOOR AREA : 1099 sq.ft. (102.1 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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- Sought after location less than 15 minutes walk from mainline railway station
- 3 double bedrooms including extra large main bedroom
- Bay windowed double aspect living room, kitchen, shower room and wc
- Gas central heating, PVC double glazing, forecourt, good sized rear garden
- No Chain

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		41	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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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