



39 Fairfield Road, Isham, NN14 1HF

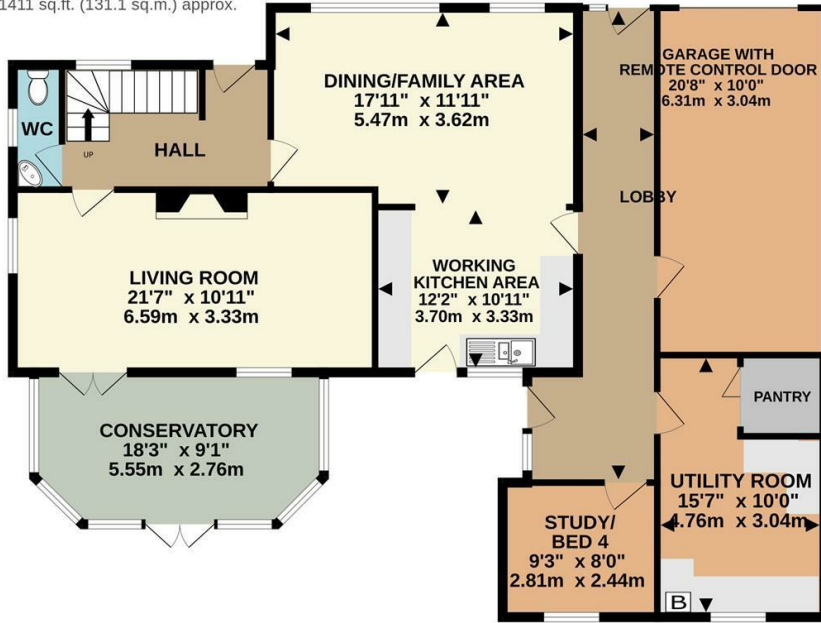
Asking Price £440,000

Enjoying a large corner plot in the highly regarded village of Isham, this spacious 3/4 bedroom detached home offers generous ground floor living, a south facing garden, and excellent potential to extend or create an annex within the existing floor plan, subject to any necessary consents. The well planned accommodation will particularly appeal to downsizers seeking comfortable entertaining space without sacrificing practicality, while growing families will appreciate both the size of the plot and the opportunity to enlarge over time. A standout feature is the generous dining and sitting area, which opens into the working kitchen and provides ample space for a large table, comfortably seating 12 people, making it ideal for family gatherings and entertaining alike. For extended family living, the existing garage, utility room and office/bedroom four offer the possibility of a fast and economical annex conversion. Further benefits include gas central heating, double glazing and a large conservatory. Isham remains a popular village setting with convenient access to the A14, Kettering, Wellingborough and Northampton, while the well regarded local pub, The Lilacs, is situated at the bottom of Church Street. NO CHAIN.

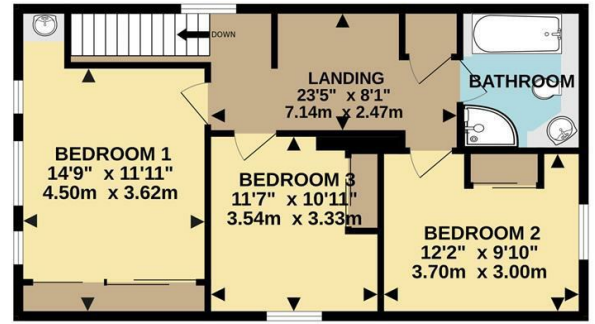
**Tenure: Freehold
Energy Rating: D
Council Tax Band: E**

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GROUND FLOOR
1411 sq.ft. (131.1 sq.m.) approx.



1ST FLOOR
613 sq.ft. (57.0 sq.m.) approx.

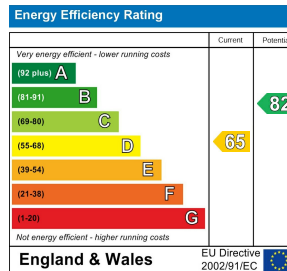


FLOOR AREA INCLUDES GARAGE AND CONSERVATORY

TOTAL FLOOR AREA : 2024 sq.ft. (188.1 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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- Spacious 3/4 bedroom detached home on a large corner plot in the sought after village of Isham
- Generous ground floor living space with a large dining and sitting area opening into the working kitchen
- Large south facing garden, ideal for outdoor enjoyment and entertaining, off road parking for 3 cars plus garage
- Dining space comfortably seats 12 people, perfect for family gatherings and social occasions
- Excellent potential to extend or create an annex, with garage, utility room and office/bedroom four offering conversion potential, subject to any necessary consents
- Gas central heating, double glazing and large conservatory. NO CHAIN.



2 Silver Street, Kettering,
Northamptonshire, NN16 0BN
Tel: 01536 312 600

sales@lucasestateagents.co.uk

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