



70 Gotch Road, Barton Seagrave, Kettering NN15 6UQ

This is a bungalow that offers far more than first appearances suggest.

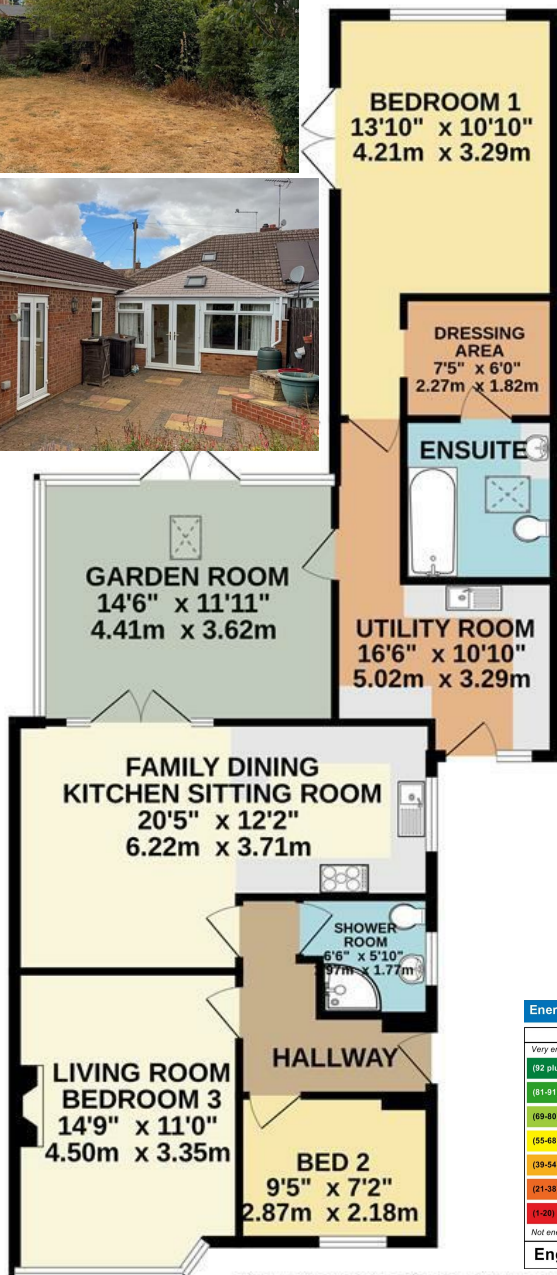
Substantially extended, this semi-detached home provides an unusually generous and adaptable arrangement of accommodation that needs to be seen to be fully appreciated. Its flexible layout could work equally well for a family, a retired couple wanting space for visiting relatives, or those seeking a degree of independence for an older family member or teenager. Part of the accommodation has the feel of an almost self-contained annexe area, allowing different generations to live comfortably under one roof while retaining their own space. The property benefits from gas central heating and PVC double glazing, together with off-road parking, a car port and a good-sized enclosed rear garden with plenty of scope for the keen gardener.

Situated in a popular and sought-after area just off Polwell Lane, the property is conveniently placed for a nearby Budgens store and local bus services. Offered for sale with no onward chain, this is a home that must be viewed to fully appreciate the considerable space and versatility it provides.

Asking Price £300,000

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

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- Two-bedroom bungalow with a versatile living room offering potential use as a third bedroom
- Substantially extended accommodation, considerably larger than first appearances suggest
- Spacious open-plan kitchen, dining and sitting area opening into a garden room
- Principal bedroom with its own en suite bathroom and separate dressing room
- Additional shower room, providing two toilets in total
- Separate utility room, enclosed rear garden, off-road parking and car port



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	66	76
(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	

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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Please Note:

Under the Estate Agents Act 1979 we give notice that one of the sellers is related to an employee of Lucas Estate Agents Ltd



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