



13 Summerlee Road, Wellingborough NN9 5LJ

Asking Price £229,995

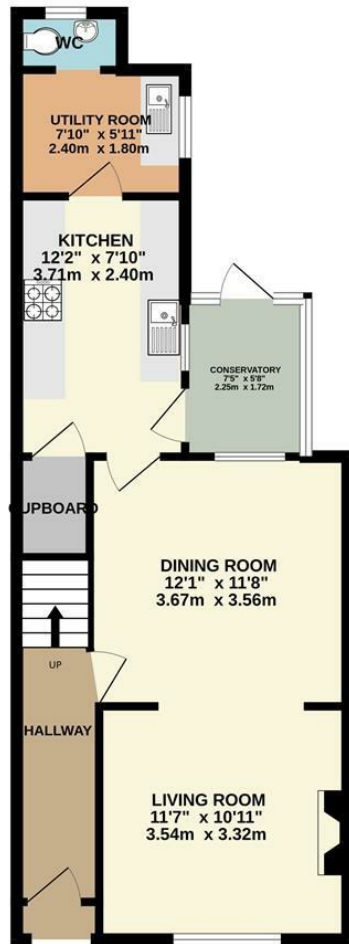
A wonderful Two Bedroom Victorian semi detached home offering large accommodation and benefits from a super enclosed rear garden that backs on to a park. Being really well presented throughout and benefits from gas central heating, modern fitted kitchen with built in appliances, luxury four piece bathroom with separate shower and a wonderful "Slipper" bath tub, double glazing and a feature cast iron fire place to the lounge. The property comprises of porch, hall, lounge, dining room, kitchen, utility, wc, garden room, landing two double bedrooms and bathroom/wc. There is an enclosed forecourt and access to a lovely enclosed rear garden with patio and summerhouse. Set in a popular location being close to many facilities to include schools, shops, doctors surgery and bus routes. Well placed for access to the larger centers of Kettering, Wellingborough and Rushden. Viewing essential

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

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GROUND FLOOR
542 sq.ft. (50.3 sq.m.) approx.



1ST FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 983 sq.ft. (91.3 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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- Semi Detached House
- Large Garden
- Two Double Bedrooms
- Large Accomodation
- Modern Fitted Kitchen
- Bathroom With Slipper Bath And Separate Shower
- Great Location
- Garden Backs On To A Park

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	



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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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