



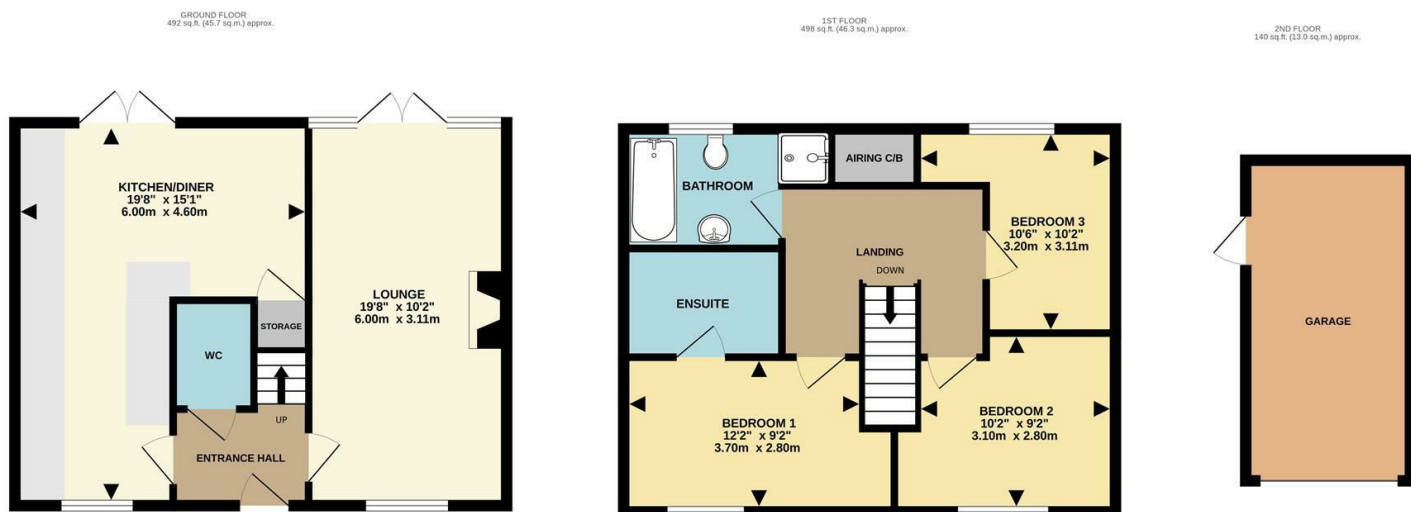
30 Arden Road, Desborough, Kettering NN14 2WJ

Offers Over £315,000

Lucas Estate Agents are pleased to be offering this fabulous 3 Bedroom Detached property to the market complete with a single garage and many internal and external upgrades. The property has been owned by the current vendors since new and has been lovingly upgraded ever since and is presented as a turn key property ready to move into. Walking into the front entrance you are met with a good sized space with bigger than average downstairs WC straight ahead and stairs up to first floor. The lounge on the right hand side is dual aspect with views to the front as well as double French doors into the back garden. This room features a central bespoke faux chimney, with an bio-ethanol fireplace which is a great value way of heating up the house. The kitchen/diner is the true hub of the home with an open plan feel wrapping round to the dining area with space for a large table. The current vendors have added additional worktop and cupboard space here which flows and feels like it was added originally. The kitchen boasts an integrated dishwasher and washing machine as well as space for a large American fridge/freezer. Upstairs you will find 3 good sized bedrooms including 2 large double rooms, the master with an ensuite shower room. Bedroom 3 is a single bedroom, currently used as a spare room/ office space. The family bathroom is laid out with a 4 piece suite including the additional shower as well as the bath tub.

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

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TOTAL FLOOR AREA : 1130 sq.ft. (105.0 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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- 3 Bedroom Detached Property
- Detached Garage
- Large Open Plan Kitchen/Diner
- Ensuite Master
- Parking for 2 Cars

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		94
(81-91) B	83	
(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



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

sales@lucasestateagents.co.uk

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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