



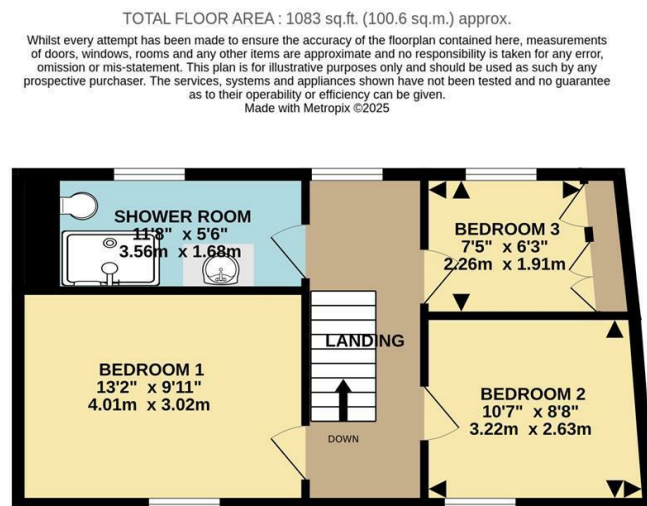
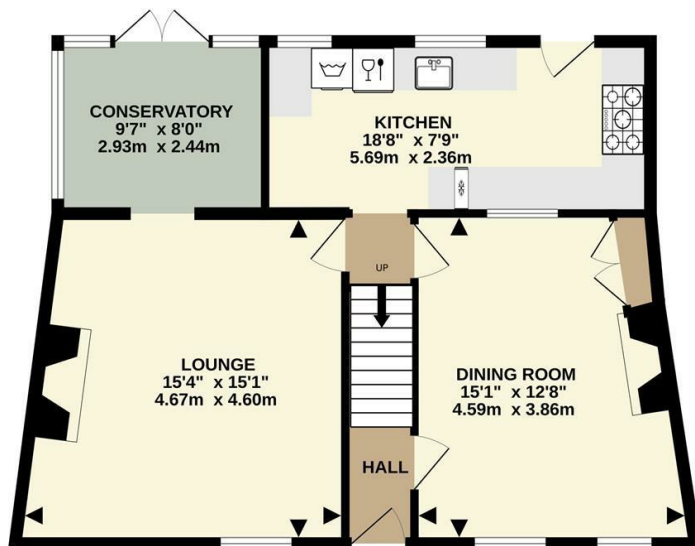
14 Church Street, Isham, NN14 1HD

Asking Price £365,000

Tucked away in the heart of Isham's highly regarded conservation area, this charming end of terrace period cottage blends character and comfort in perfect harmony. Just a short stroll from the popular Lilacs pub, the home offers beautifully presented accommodation, including three bedrooms. Inside, you'll find two welcoming reception rooms, a fitted kitchen with appliances, a light-filled conservatory, and a stylishly modern shower room that complements the home's heritage. Original features such as open fireplaces, window seats, and delightful character details add to the warm and inviting feel. Outside, the south-facing garden provides an idyllic retreat, perfect for relaxing or entertaining. With the benefit of gas central heating, double glazing and offered with no onward chain, this property is ready for its next chapter. Isham itself is a highly sought-after village, home to a thriving primary school, church, and community-owned pub. Perfectly placed for commuters, the village sits just south of Kettering with access to Junction 9 of the A14, as well as easy links to Wellingborough and Northampton.

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

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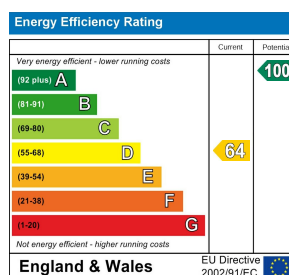


TOTAL FLOOR AREA : 1083 sq.ft. (100.6 sq.m.) approx.

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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- Charming 3-bedroom period cottage in Isham conservation area
- Two reception rooms, both with fireplaces. Gas central heating, double glazing
- Modern fitted kitchen with appliances inc. range cooker, wine chiller, integrated washing machine and dishwasher
- Stylish first-floor shower room in keeping with the home's character. Light-filled conservatory
- South-facing garden offering a private outdoor retreat
- Highly desirable village location with excellent commuter links – no onward chain



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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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