

## 10 Edward Road, Kettering NN15 6HB

Asking Price £225,000

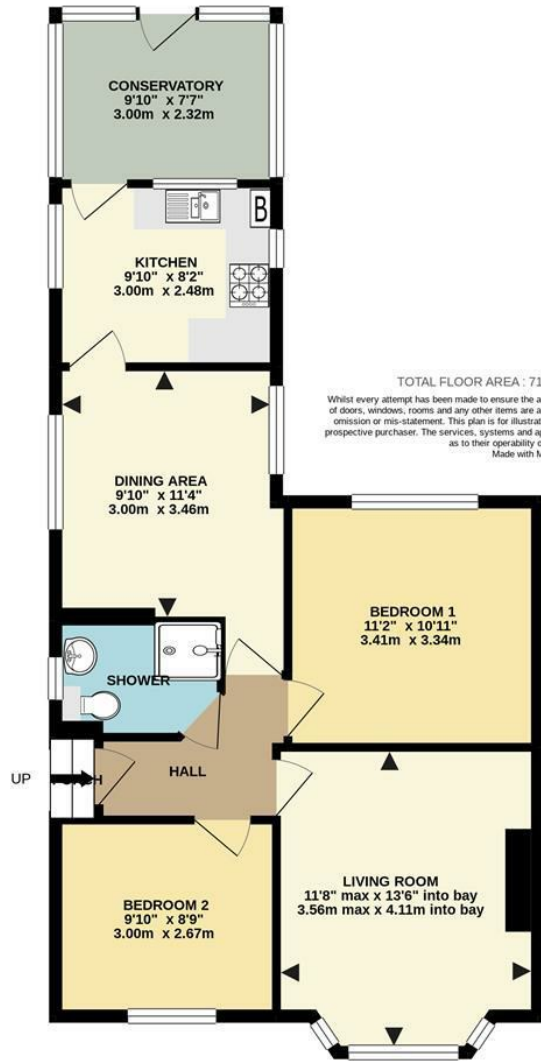
Move straight in with no onward chain! This well presented and thoughtfully extended semi detached bungalow offers far more space than first meets the eye. Modernised extensively around 2020, this well proportioned bungalow delivers a modern, comfortable environment with gas central heating and PVC double glazing.

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

Inside, you'll find a bright bay fronted lounge, a separate dining area, two good sized bedrooms, and a contemporary shower room featuring a walk in shower. The modern fitted kitchen, complete with oven and hob, flows into a light and airy conservatory that opens onto a good sized enclosed rear garden—an ideal space for relaxing or entertaining, with no properties overlooking from behind. The front garden includes a potential off road parking space with scope for further parking, and the location is excellent: a local shop and bus stop sit just at the top of the road, and with Wicksteed Park a short walk away.

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**GROUND FLOOR**  
712 sq.ft. (66.1 sq.m.) approx.



TOTAL FLOOR AREA : 712 sq.ft. (66.1 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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- No chain, ready to move into. PVC double glazing including conservatory
- Extended layout providing more space than expected. Gas central heating
- Bright bay windowed lounge plus separate dining area
- Good sized rear garden laid out for easy maintenance, potential off road parking to front.
- Very convenient location, shop and bus service close by
- Short walk from Wicksteed Park. Kettering town centre and station about 1.2 miles

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			
		62	82
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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