



### INVITING 3 BEDROOM SEMI DETACHED HOME WITH SOUTH FACING GARDEN IN SOUGHT AFTER NORTH WARD OF KETTERING

Step into this light-filled, bay-windowed semi-detached house, perfectly positioned near Hallwood Road in the desirable North Ward of Kettering. The spacious ground floor welcomes you with a bright, double-aspect living area—ideal for relaxing or entertaining—plus a convenient ground floor WC. The kitchen features double doors that open directly onto a south facing, enclosed rear garden, creating a seamless indoor-outdoor flow for summer gatherings.

Upstairs, discover two generous double bedrooms and a single bedroom and shower room and WC. The home has gas-fired radiator central heating and PVC double glazing.

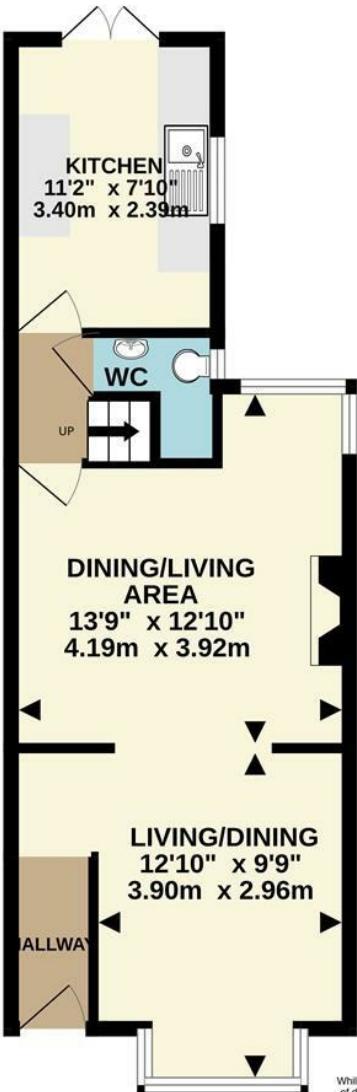
At the foot of the garden, a substantial timber workshop (4.71m x 3.48m / 15'5" x 11'5") offers versatile space for hobbies, storage, or creative projects. Local shops, schools, and amenities are just a short walk away, making this an ideal location for families and professionals alike.

This property presents a fantastic opportunity for buyers to add their personal touch, with a keen asking price that reflects its potential. Offered with no onward chain—move quickly to make this inviting house your new home. Contact Lucas today to arrange your viewing!

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

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GROUND FLOOR  
425 sq.ft. (39.5 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.0 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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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		
EU Directive 2002/91/EC		
England & Wales		



- Enclosed south facing garden with large timber workshop or store
- 3 bedrooms with first floor shower room wc. Ground floor wc.
- Bay windowed living space and kitchen with double doors to garden
- Gas central heating and PVC double glazing
- Close to local shops and convenient for schools



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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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