



## 13 Arundel Court, Kettering NN15 5NR

Are you searching for your first home or a smart investment opportunity? This one-bedroom corner terrace, located in the highly desirable Ise Lodge area on Kettering's eastern side, could be the perfect fit. There are local shops and pub on St Johns Road and bus routes on St Johns Road and Barton Hall bus stop within walking distance this is a really convenient location.

This property presents an excellent chance to add your own personal touch, as it is ready for updating and refurbishment. The affordable asking price reflects its potential, making it a rare find in such a popular neighbourhood. Enjoy the comfort of PVC double glazing and electric heating, along with a front garden and off-road parking right at your doorstep. The enclosed garden, situated nearby, offers a manageable outdoor space for relaxation or entertaining.

With no onward chain, you can move quickly and make this home your own. Properties like this seldom come to market, so early viewing is highly recommended. Whether you're stepping onto the property ladder or expanding your portfolio, this is an opportunity not to be missed.

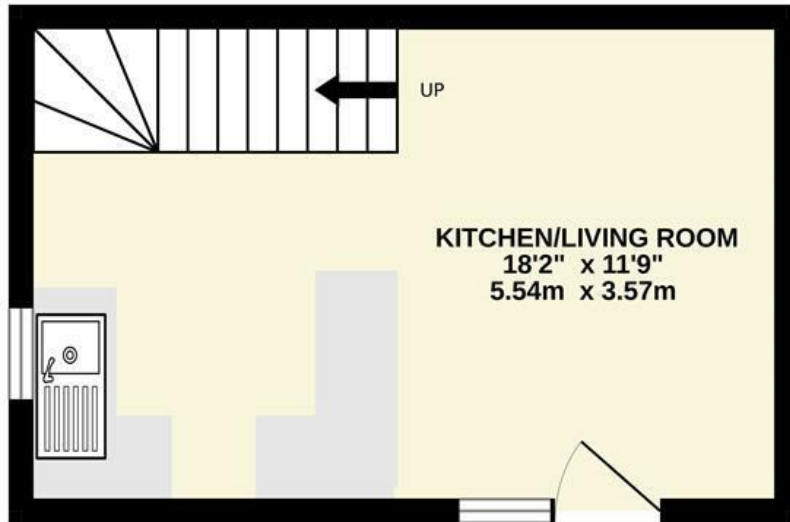
**Offers Over £135,000**

**Tenure: Freehold  
Energy Rating: E  
Council Tax Band: A**

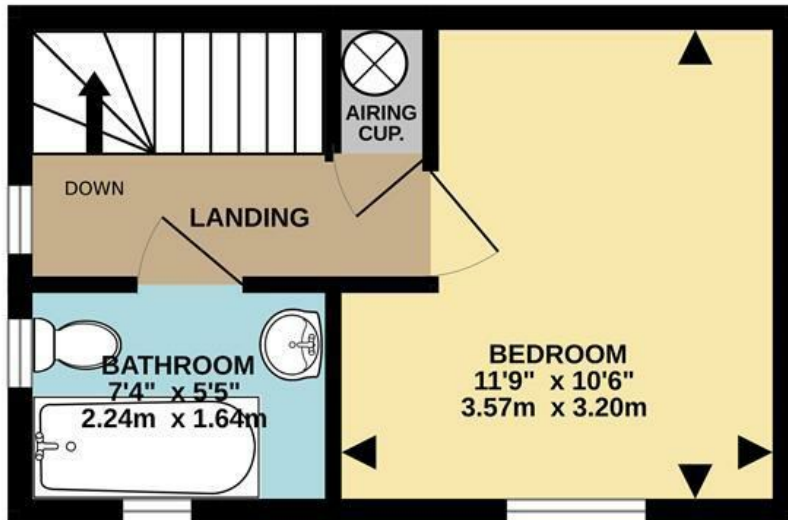
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GROUND FLOOR  
213 sq.ft. (19.8 sq.m.) approx.



1ST FLOOR  
213 sq.ft. (19.8 sq.m.) approx.



TOTAL FLOOR AREA : 426 sq.ft. (39.5 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		87
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

- One bedroom corner terrace with off road parking and front garden
- Separate enclosed garden ideal for cultivation or entertaining
- Electric heating, PVC double glazing
- Open plan living space, double bedroom and first floor bathroom
- Sought after location in a pleasant residential close



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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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