



69 Warkton Lane, Kettering NN15 5AB £450,000

A very rare opportunity has arisen to purchase this character detached family home set on a large prominent corner plot that would allow ample opportunity to alter and extend (subject to consent). The accommodation offers a spacious entrance hall, lounge, dining room, kitchen, rear lobby with two stores, wc, landing, three bedrooms and bathroom/wc. There is a large driveway and access to a single garage. It has a very large enclosed "wrap around" mature garden with patio and summerhouse/store. Located in a very sought after area on the south side of Kettering offering easy access to open countryside, road links and there is a main line connection to London St Pancras from Kettering Station. Offered for sale with no upward chain viewing is essential to appreciate the full potential on offer to create your wonderful family home.

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

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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. These plans are for guidance purposes only and should not be used as such by any prospective purchaser. The fixtures, 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 Upward Chain
- Wonderful Corner Plot
- Potential To Extend (subject to planning)
- Large Character Accommodation
- Three Bedrooms
- Large Driveway And Garage
- Very Sought After Location

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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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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