



## 7 Pullman Close, Kettering NN14 1TJ

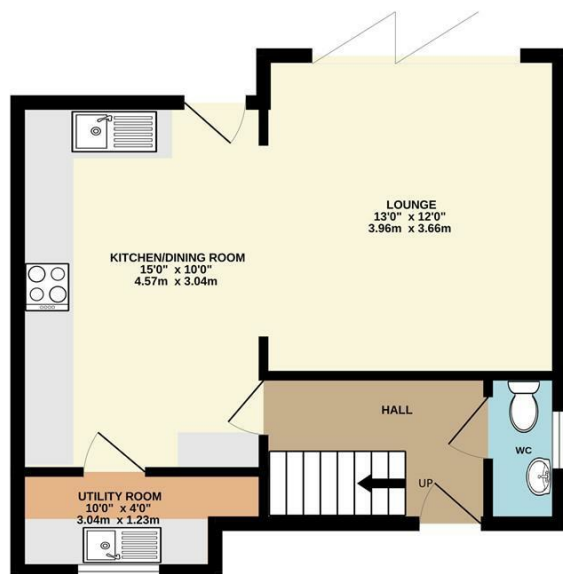
### £310,000

A modern three bedroom semi detached home offering a wonderful family orientated "Open Plan" layout. Benefits include gas central heating, double glazing, fitted kitchen with built in appliances, well appointed bathrooms and well presented throughout. The accommodation offers a hall, wc, kitchen/dining area that opens into the lounge, utility room, landing, three bedrooms, en-suite to bedroom 1 and family shower room/wc. There are bi-fold doors from the lounge opening on to an enclosed rear garden and driveway to the front leading to a single garage. Rushton is a very sought after village surrounded by countryside and within easy reach of Kettering and Corby. It has a strong community/parish, cricket ground, public house and primary school. Viewing is essential. No chain.

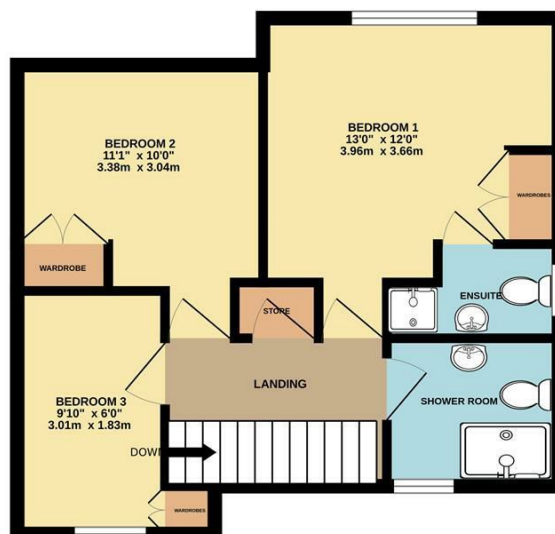
**Tenure: Freehold**  
**Energy Rating: C**  
**Council Tax Band: C**

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GROUND FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



1ST FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 828 sq.ft. (76.9 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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- Sought After Village
- Modern Open Plan Family Accomodation
- Fully Fitted Kitchen With Built In Appliance
- En Suite To Bedroom 1
- Three Bedrooms
- Garage
- Gas Central Heating, Double Glazed
- No chain

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 71                      | 82        |
|                                             | 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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