

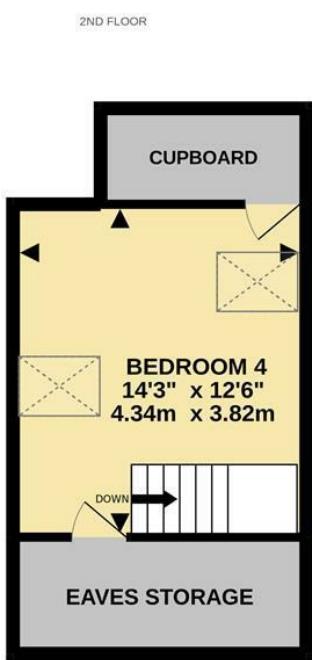
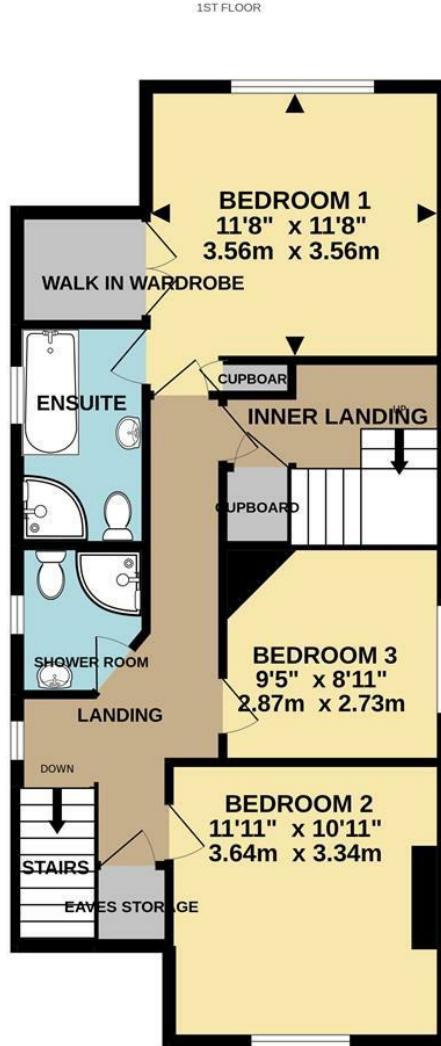
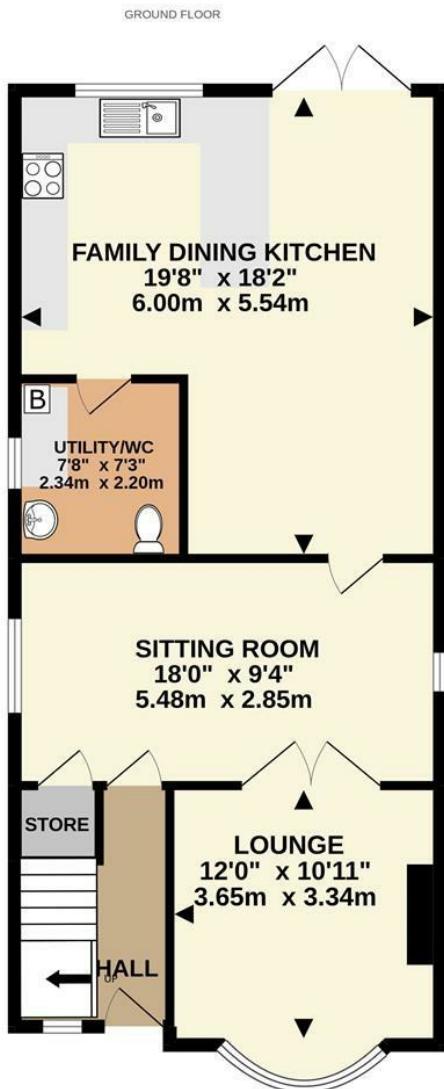


46 Northampton Road, Kettering NN15 7JU Guide Price £375,000

A spaciously extended 4 bedroom detached house occupying a large plot with good off road parking and garage 3 minutes walk to the railway station and 5 minutes to the town centre and the General Hospital is only a 10 minute walk. This well presented home offers a family kitchen with living space as well as two separate reception areas and a utility room with wc. The first floor provides 3 good sized bedrooms with family shower room and spacious en suite bathroom and walk in wardrobe to the main bedroom located at the rear overlooking the large enclosed garden. There is gas fired central heating and PVC double glazing. This is a very convenient location; the Heritage quarter of the town centre is only a short walk where you will find shops, cafes, restaurants, pubs, gardens, library and the new GLaM art gallery project. Junction 8 of the A14 is less than a mile. Kettering station has frequent services of around one hour to London St Pancras. Council Tax Band: C.

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

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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. 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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- A few minutes walk to mainline station
- Close to town centre and heritage quarter cafe's and restaurants
- Extended to rear and second floor
- 4 bedrooms, en suite bathroom and separate shower room
- Large family living kitchen opening into long rear garden
- Gas central heating and PVC double glazing. Garage and good off road parking

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			
England & Wales		72	80
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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