



4 Rydalside, Kettering NN15 7DP Asking Price £250,000

Offered for sale with NO UPWARD CHAIN and vacant possession. Located in this very sought after area close to open greenbelt and many facilities this EXTENDED two bedroom bungalow benefits from double glazing, gas central heating and conservatory extension. the accommodation comprises of hall, lounge, kitchen, study, bathroom and two bedrooms. Set on a good size plot with off road parking and GARAGE plus an enclosed garden to the rear. Located for ease of access to open greenbelt, Wicksteed Park and the town center and shops are all within easy reach. Viewing recommended.

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

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GROUND FLOOR
666 sq.ft. (61.9 sq.m.) approx.



1ST FLOOR
250 sq.ft. (23.2 sq.m.) approx.

TOTAL FLOOR AREA: 916 sq.ft. (85.1 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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- Super Location
- No Upward Chain
- Driveway And Garage
- Extended Accommodation
- Two Bedrooms
- Double Glazed
- Gas Central Heating

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		74	77
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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