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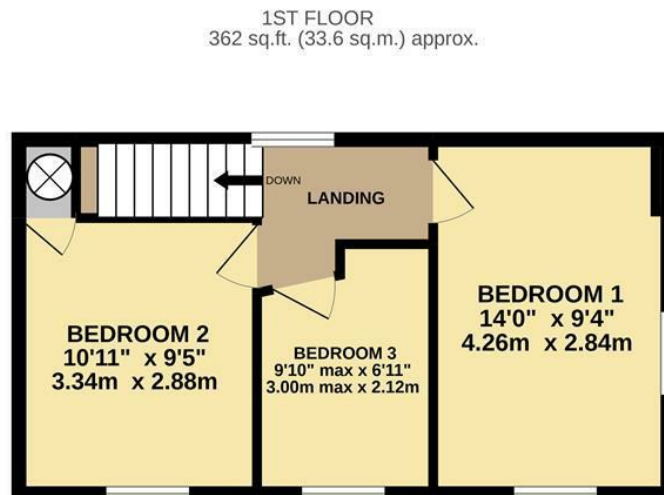
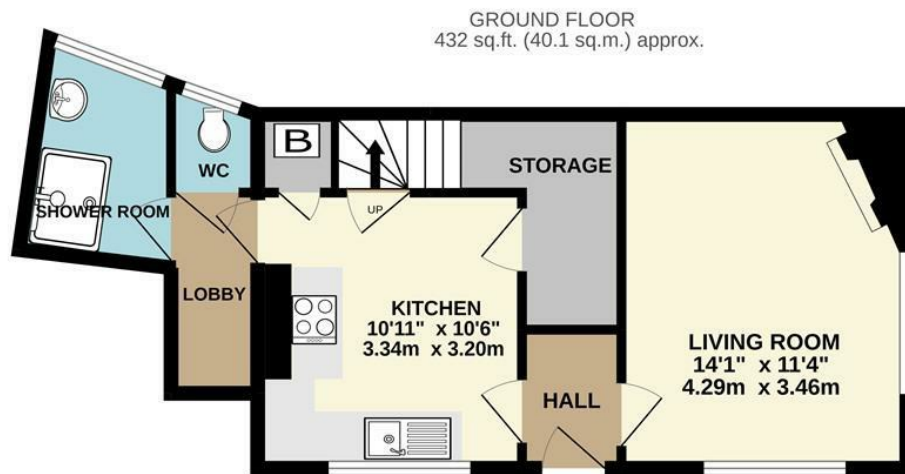
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27 , Kettering NN16 9XF Guide Price £255,000

An impressive stone and pan tiled cottage featuring decorative barge-boards and attractive leaded casement windows set behind a good sized front and side garden enclosed by a picket fence. The property is situated in this sought after village within the main conservation area and is grade 2 listed. The accommodation provides a sitting room and kitchen, ground floor shower room, separate wc and, to the first floor 3 bedrooms; there is gas radiator central heating and internal secondary double glazing. Open countryside is a short walk along the road while Kettering town centre, where there is a mainline railway station with frequent services of around one hour to London St Pancras, is only about 2.5 miles. No chain. Council Tax Band: E. EPC: Exempt.

Tenure: Freehold
Energy Rating: Exempt
Council Tax Band: E

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TOTAL FLOOR AREA : 794 sq.ft. (73.7 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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- Attractive stone cottage in conservation area
- Gardens to front and side
- Gas central heating, triple glazed windows
- Shower room and separate wc
- 3 well proportioned bedrooms
- Double aspect lounge with fireplace

Please note:

The property does not have a rear garden, the garden is to the front and side only. There is a garden store directly behind the cottage. There is no off road parking. The property will be sold with restrictive covenants, details of which are available from the agents. Although the property is exempt from the need for an EPC due to the grade 2 listing an EPC is available from the agents if required.



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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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