



9 Suffolk Place, Kettering NN15 6LF

Offers Over £185,000

Nestled at the end of a tranquil, tree-lined no-through road on the south side of Kettering, this semi-detached two-bedroom home offers a rare blend of privacy and space, with Wicksteed Park almost on the door step. The property sits on a generous plot, featuring a welcoming front garden and a large, enclosed rear garden that enjoys the advantage of not being directly overlooked.

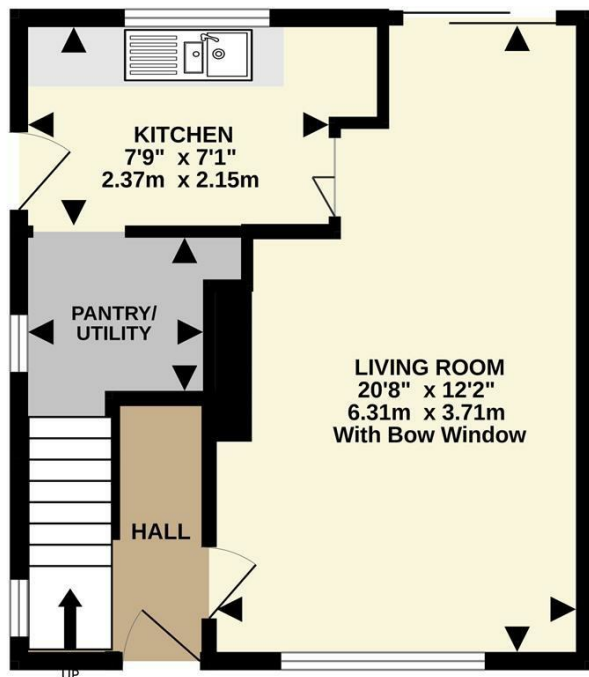
Inside, the accommodation is thoughtfully arranged to maximize comfort and light. The double-aspect living room, enhanced by a bow window at the front, creates an inviting and spacious atmosphere. The kitchen, overlooking the rear garden, is complemented by a substantial walk-in pantry/utility room, providing ample storage and functionality.

Upstairs, both bedrooms are doubles, with the front bedroom notably larger than average and benefiting from two windows. For those seeking additional flexibility, this room presents the potential—subject to the necessary consents—to be divided into two separate areas such as a study area with access through to a single bedroom. The home is equipped with gas central heating and PVC double glazing. Parking is available on-street, with convenient parking bays along the road. To arrange a viewing or for further information, please contact Lucas.

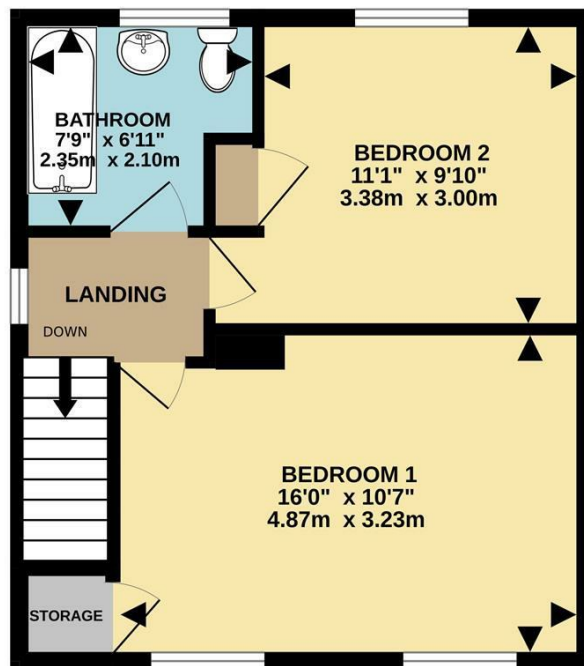
**Tenure: Freehold
Energy Rating: C
Council Tax Band: A**

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GROUND FLOOR
373 sq.ft. (34.6 sq.m.) approx.



1ST FLOOR
376 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA : 749 sq.ft. (69.6 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 location off Pytchley Road close to Wicksteed Park
- Attractive setting in tree lined no through road
- Large plot with enclosed rear garden not overlooked from behind
- 2 good sized double bedrooms, first floor bathroom with shower over bath
- Kitchen with walk in pantry utility, double aspect lounge with bow window
- Gas central heating, PVC double glazing

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C	69	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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