



## 10 Kettering Road, Isham, Kettering NN14 1HQ

### Asking Price £270,000

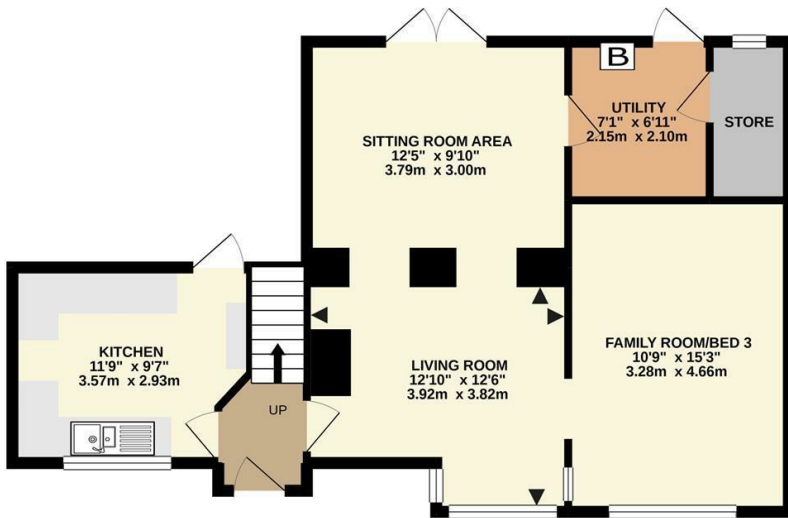
**Tenure: Freehold**

**Energy Rating: D**

A delightful cottage located in this sought after village conveniently situated between Kettering and Wellingborough, handy for junction 9 of the A14 and a nice cross country drive to Northampton. This well presented home offers a pleasing easy to keep patio garden, gas central and is mostly PVC double glazed. The generous ground floor accommodation has 3 reception areas and a really useful utility room with walk in store; there is potential to create a self-contained annex or self-contained home work space. The village has a great community spirit thriving around the Church, Church of England school and the Lilacs public house. Wellingborough (around 50 minutes) and Kettering (around an hour) have frequent services to London St Pancras International while Northampton connects with Euston.

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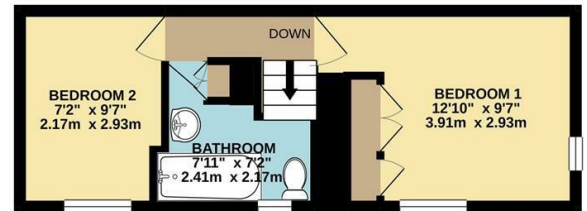
GROUND FLOOR  
669 sq.ft. (62.2 sq.m.) approx.



TOTAL FLOOR AREA : 921 sq.ft. (85.5 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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1ST FLOOR  
251 sq.ft. (23.4 sq.m.) approx.



- Delightful period cottage in sought after village
- Convenient for Kettering, Wellingborough and Northampton
- Spacious ground floor with 3 reception areas offers scope to create annexe
- Gas central heating, mostly PVC double glazed
- Easy to keep enclosed patio garden

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| (92 plus) <b>A</b>                          |         | 84        |
| (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 |         |           |
| England & Wales                             |         |           |
| 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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