



## 4 Coles Close, Burton Latimer, Kettering NN15 5SN

### Asking Price £125,000

**Tenure: Freehold**

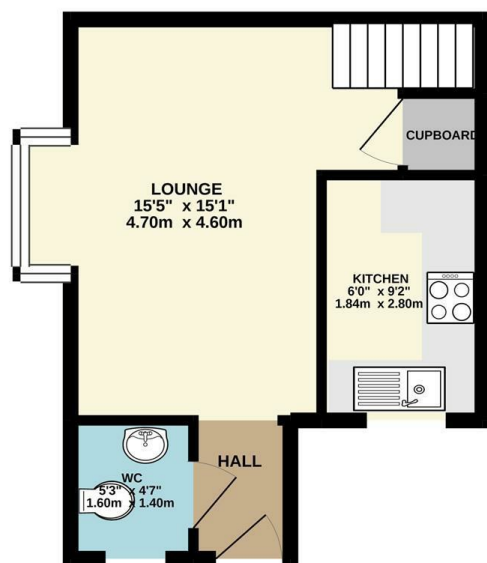
**Energy Rating: C**

A modern one bedroom starter home offering vacant possession with no upward chain. Being well presented and benefits include gas central heating, double glazing, fitted kitchen with built in appliances and off road parking. Located for ease of access to many facilities to include schools, shops and the town centre is within easy reach. Burton Latimer has a variety of restaurants, pubs and shops and is well placed for access to the larger centres of Kettering and Wellingborough with main line rail connection to London St Pancras from Kettering and Wellingborough stations. viewing recommended

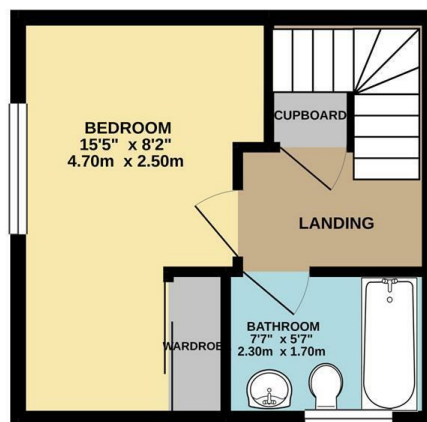
**LUCAS**  
SALES & LETTINGS



GROUND FLOOR

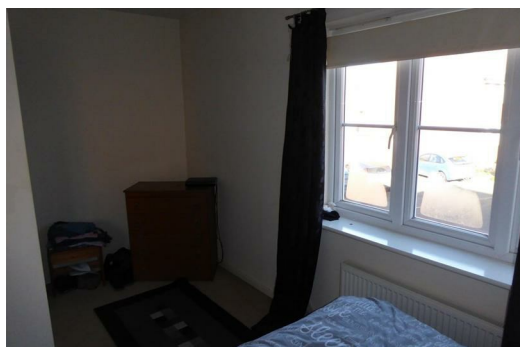
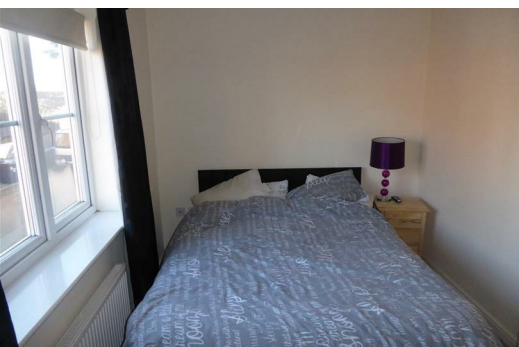
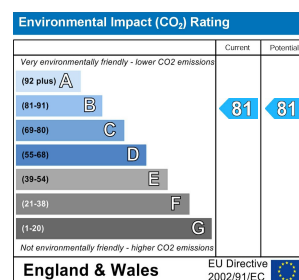
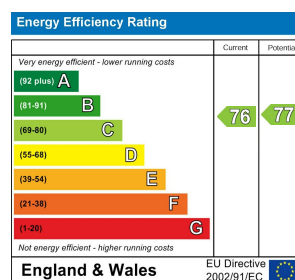


1ST FLOOR



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.  
Made with Metropix ©2020

- Modern Starter Home
- Gas Central Heating
- Double Glazed
- Fitted Kitchen
- Off Road Parking
- Close To Amenities



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

**LUCAS**  
SALES & LETTINGS