



128 Gypsy Lane, Kettering NN16 8UB Offers Over £600,000

A highly impressive detached house offering stunning modern living space designed by a local architect to offer well proportioned family accommodation featuring two substantial reception rooms that must be seen to be appreciated. The main living room at 24' x 22' will comfortably accommodate a large family gathering and has full width floor to ceiling windows overlooking the rear garden and heated swimming pool. The kitchen breakfast room offers space to sit as well as dine and includes granite work tops, integrated coffee machine, 2 ovens, microwave, hob, hood and dishwasher. From the moment that you step into the generous sized reception hall with impressive split staircase, and vaulted ceiling with sky light you can sense that this is a well designed individual home. The first floor offers 5 good sized bedrooms, 4 bathrooms, and dressing room. Outside there is plenty of off road parking and a garage. Gypsy Lane is a highly sought after area, a tree lined road of substantial homes conveniently located for the general hospital, town centre, railway station and A14.

**Tenure: Freehold
Energy Rating: C**

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GROUND FLOOR
1594 sq.ft. (148.1 sq.m.) approx.



1ST FLOOR
1222 sq.ft. (113.6 sq.m.) approx.



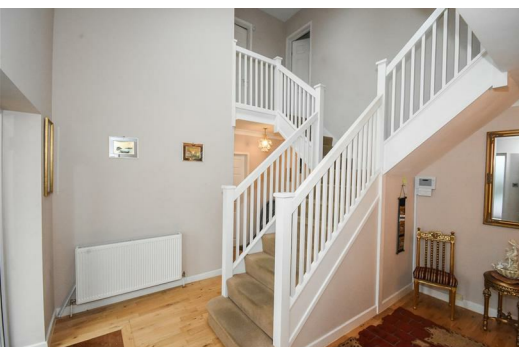
TOTAL FLOOR AREA: 2816 sq.ft. (261.6 sq.m.) approx.

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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- Architect designed accommodation featuring large reception rooms
- Enclosed rear garden with heated swimming pool, front garden, off road parking, garage
- 5 good sized bedrooms, 4 bathrooms, dressing room
- Spacious fitted kitchen/breakfast room with appliances and granite working surfaces
- Impressive reception hall with split staircase and vaulted ceiling
- Choice residential area handy for hospital, station, town centre and A14

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		
EU Directive 2002/91/EC		
England & Wales	74	79

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales	69	73



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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