



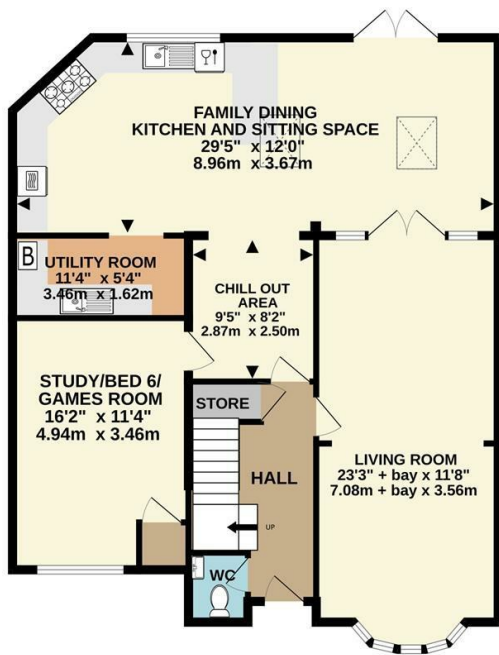
58 Pipers Hill Road, Kettering NN15 7NH

Offers Over £500,000

Step inside this fabulous family home and discover 5/6 bedroom accommodation spread over 3 floors and then be wowed by a delightful south facing garden that is not overlooked from behind - you really need to take that step inside to see just how good this family home really is. The extensive ground floor enjoys the perfect family kitchen running the full width of the property complete with utility room and separate chill out space - perfect for children. An then discover a spacious bay windowed living room. There is yet a another generous sized reception room presently used as a home office but easily made into a ground floor bedroom or teenagers snug. The upper floors provide 4 double bedrooms, a study or fifth single bedroom, 2 en suites and a family shower room. The spacious main bedroom also has a walk in wardrobe. There is off road parking for 3 cars, gas central heating and PVC double glazing. The property is located in a highly sought after residential area on the south side of town close to bus services, local shops and within about 17 minutes walking distance (0.7 miles) of Wicksteed Park, the town centre and mainline railway station. Step inside with Lucas and appreciate this fine family home - book your personal visit now, we would love to show you this gem. NO chain.

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

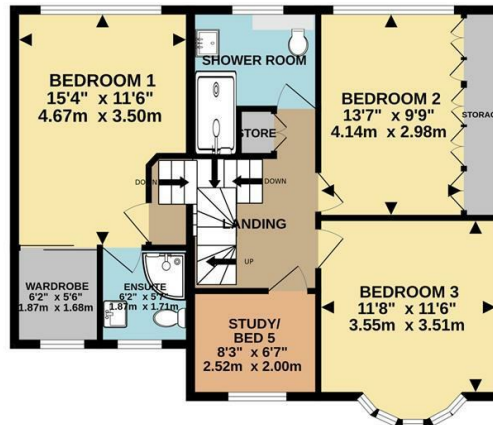
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GROUND FLOOR
1132 sq.ft. (105.2 sq.m.) approx.

TOTAL FLOOR AREA : 2190 sq.ft. (203.5 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
750 sq.ft. (69.7 sq.m.) approx.



2ND FLOOR
309 sq.ft. (28.7 sq.m.) approx.



- Generous sized rooms spread over 3 floors make for a fabulous family home
- Potential to create a separate ground floor annex - substantial reception room could be a bedroom
- 4 double bedrooms, 3 bathrooms, ground floor WC, study or single bedroom 5
- Delightful south facing rear garden not overlooked from behind
- Superb, modern family dining kitchen sitting room with double doors to garden
- Great location close to local shops and a pleasant walk to mainline railway station with frequent services of under 1 hour to London St Pancras
- No chain

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		
	76	79
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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