



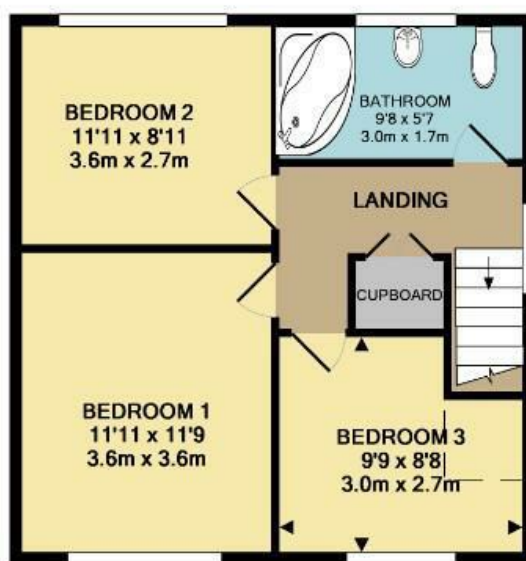
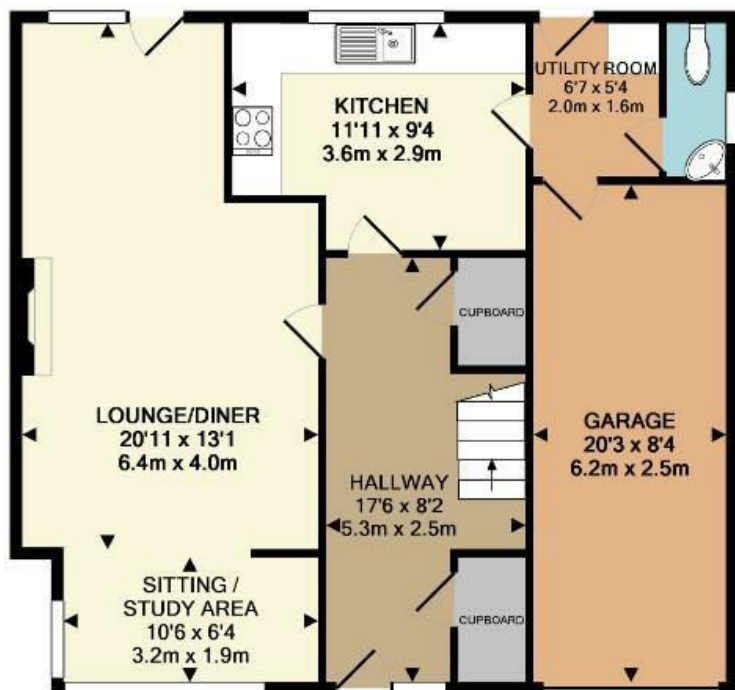
25 St. Catherines Road, Kettering NN15 5EN

Asking Price £285,000

Tenure: Freehold
Energy Rating: C

This extended 3 bedroom detached house sits in a choice location within the sought after Ise Lodge area. The property has been extended to the front to provide an enlarged lounge/diner and a spacious hall with large storage cupboard. Behind the long garage there is a utility and cloakroom/wc. There are 3 well proportioned bedrooms and a large bathroom. The accommodation has gas central heating, PVC double glazing and solar roof panels. there is a good sized enclosed rear garden with brick workshop and spacious summer house; the garden is not overlooked from behind. There is off road parking for 3 cars. Houses in this part of St Catherines Road do not come to the market very often and viewing of this choice property is strongly recommended. Call Lucas now to arrange a viewing on 01536 312600. Please note that the seller is a relative of an employee of Lucas Estate Agents.

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TOTAL APPROX. FLOOR AREA 1181 SQ.FT. (109.7 SQ.M.)

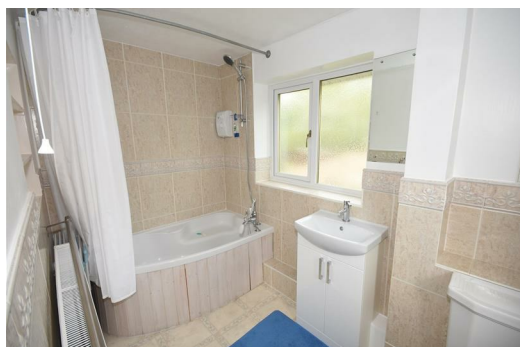
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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- Choice location within the lse lodge
- Extended and with further potential to extend
- Gas central heating, PVC double glazing
- Generous rear garden not overlooked from behind
- Garage and parking for 3 cars
- 3 well proportioned bedrooms

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

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			
England & Wales		67	75
EU Directive 2002/91/EC			



2 Silver Street, Kettering,
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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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