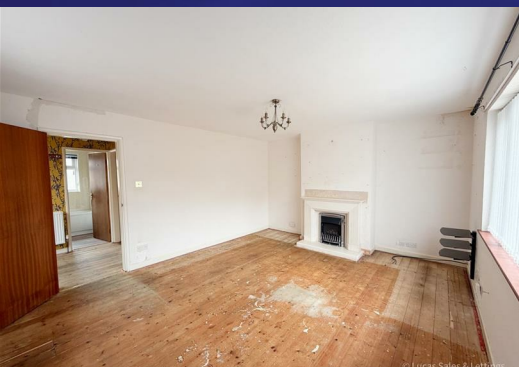




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63 Derwent Crescent, Kettering NN16 8UH

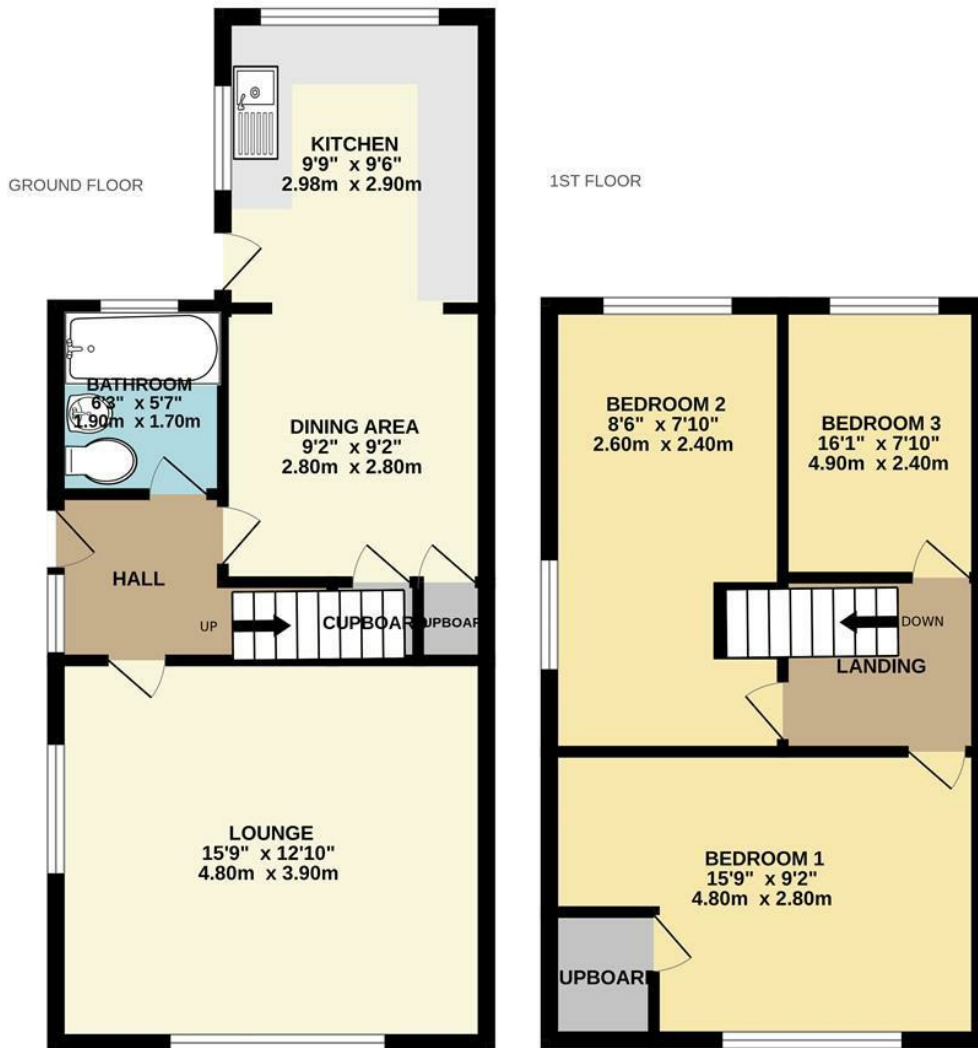
Offers Over £225,000

An extended 3 bedroom semi detached home in a desirable area, within a short walk of the town centre, the hospital and around half a mile from the mainline railway station. Full of potential and priced to reflect this, the property offers well balanced accommodation with a generous double aspect living room to the front and a spacious dining kitchen to the rear. A particular advantage is the practical layout, with a ground floor bathroom and WC as well as a first floor en suite shower room and WC. The property also benefits from PVC double glazing and gas central heating.

Outside, there is off road parking, a good sized brick garage, and gardens to both the front and rear. Offered to the market with no onward chain, this is a home with plenty of scope in a convenient and well regarded location but please note that the property backs onto the railway line. Book your viewing with Lucas to see the location and potential for yourself.

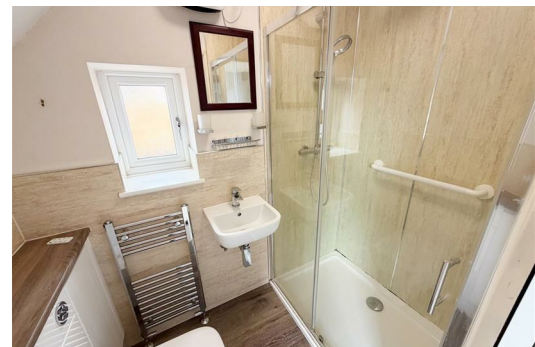
**Tenure: Freehold
Energy Rating: D
Council Tax Band: C**

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- Extended 3 bedroom semi detached home in a desirable town location
- Within walking distance of the town centre, hospital and mainline railway station
- Double aspect living room with a bright and spacious feel
- Good sized dining kitchen overlooking the rear garden
- Ground floor bathroom plus first floor en suite shower room
- Off road parking, brick garage, front and rear gardens, and no onward 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		
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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