



Cardigan Mews High Street, Stanion Kettering NN14 1DF



welcome to

Cardigan Mews High Street, Stanion Kettering

JUST LAUNCHED>> CARDIGAN MEWS>> A Stunning Brand New Three Bedroom Home>> Early Reservation a Must to Secure this Plot with the Choices Available>> Built in Stone Reflecting the Tradition of the Village>> BOOK A VIEWING NOW>> DON'T MISS OUT



About This Home

The property offers entrance hall, downstairs study, cloakroom, living room, kitchen/diner with storage cupboard and utility room. Upstairs has three double bedrooms a family bathroom and an En-suite off the master bedroom.

Choices*

Please Note - Choices will only be Available subject to the Build Schedule

Specification Kitchen

High quality, fully fitted contemporary kitchen with high and level low units, stylish quartz worktop and under cabinet LED lighting to wall units in Kitchen. Fully equipped with appliances including integrated single oven with built in air fryer, secondary oven with microwave combi, induction hob with quartz splashback, built in extractor hood. American fridge freezer, dishwasher, washing machine and tumble dryer. 1 ½ bowl ceramic sink with chrome tap. Amtico flooring.

Bathroom

Quality white suite comprising separate oversized walk in, thermostatically controlled shower, bath, basin with polished chrome hardware and close coupled WC. Polished heated towel rail. Full height ceramic wall tiling to shower enclosure, half height wall tiling to bath and splash back to basin. Complementary ceramic floor tiling.

En-Suite

Quality 4 piece bathroom suite comprising thermostatically controlled shower, basin with chrome taps and close-coupled WC. Polished chrome heated towel rail. Ceramic wall and floor tiles.

W.C

High quality sanitary ware comprising close coupled WC, pedestal basin with tiled splash back and polished chrome taps. Amtico flooring.

Internal Finishing

Walls and ceilings finished in white emulsion with woodwork in white satin. Hardwood Oak doors with brushed aluminium level handles to internal doors. Amtico flooring to entrance hall, cloakroom, understairs storage cupboard, kitchen and dining room. 320z carpets to lounge, stairs, landing and all bedrooms

Heating & Hot Water

Underfloor heating throughout the ground floor, provided by an gas combination boiler with 5 year guarantee, concealed within the fitted kitchen. Radiators to the first floor with thermostatic valves and state of the art digital control panel.

Electrical & Multi Media

Brushed Aluminium sockets and switches throughout. Telephone and data sockets to lounge. TV satellite outlets to lounge, TV outlet to all bedrooms. FTTP provided by Open reach. Shaver sockets to bathroom and en-suite.

Lighting

Recessed stainless LED downlights to Hall, WC, and Kitchen/diner, landing, bathroom and en-suite. Pendant lighting to remaining rooms, lounge and bedrooms. Symmetrical, Contemporary external lighting to principle entrance and patio doors.

Windows & Doors

Pre finished composite front door set with multi-point locking mechanism and chrome door lever. Additional full height glazed panel. Double-glazed uPVC casement windows and bi-fold doors to rear garden. Prefinished, framed up and over garage door. UPVC personnel door to garage.

External

Private parking to rear of property. Indian sandstone slabbed patio and pathway to large gated rear access. Decorative level access, rear patio. Outside tap and electric point with close board fencing to perimeter.

Please Note

The information in the brochure is for guidance only. Illustrations, photography and floor plans are indicative only and internal, external finishes and specifications to individual properties may vary. Although extreme care has been taken to ensure that this information is correct, the contents of this brochure do not constitute a contract, part of a contract or warranty. Information is correct at the time of going to press.



view this property online williamhbrown.co.uk/Property/COR112319



welcome to

Cardigan Mews High Street, Stanion Kettering

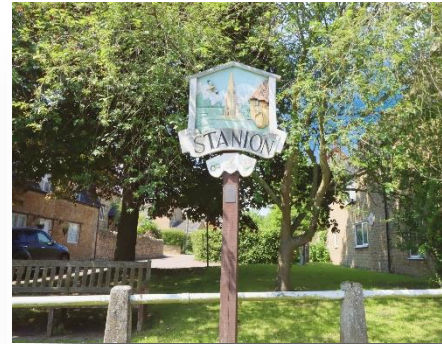
- NEW BUILD PROPERTY
- VILLAGE LOCATION IN STANION
- PRIVATE PARKING TO THE REAR
- THREE DOUBLE BEDROOMS
- DOWNSTAIRS STUDY

Tenure: Freehold EPC Rating: Exempt

£450,000



This floor plan is for illustrative purposes only. It is not intended to be used as a contract. It is a guide only and should not be relied upon. It is not intended to be used as a contract. It is a guide only and should not be relied upon. It is not intended to be used as a contract. It is a guide only and should not be relied upon.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/COR112319



Property Ref:
COR112319 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01536 267418



corby@williamhbrown.co.uk



61A Corporation Street, CORBY,
Northamptonshire, NN17 1NQ



williamhbrown.co.uk