

**Cardigan Mews High Street, Stanion Kettering NN14 1DF** 



## welcome to

# **Cardigan Mews High Street, Stanion Kettering**

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#### Choices\*

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

#### **About This Home**

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

# **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 multipoint 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.





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# **Cardigan Mews High Street, Stanion Kettering**

- NEW BUILD PROPERTY
- VILLAGE LOCATION IN STANION
- THREE DOUBLE BEDROOMS
- UTILITY ROOM
- DOWNSTAIRS STUDY

Tenure: Freehold EPC Rating: Exempt

# £425,000









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/COR112320



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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.





01536 267418



corby@williamhbrown.co.uk



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



williamhbrown.co.uk