



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

**welcome to**

**Cardigan Mews, Stanion Kettering**

CARDIGAN MEWS>> READY TO VIEW & RESERVE NOW>> A Stunning Brand New Three Bedroom Home>> NEW PRICE>> 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.. 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, Stanion Kettering**

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

Tenure: Freehold EPC Rating: Exempt

**£425,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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