



Reservoir Close, Stanion Kettering NN14 1DN

welcome to

Reservoir Close, Stanion Kettering

William H Brown are proud to present this brilliantly presented bungalow in the heart of Stanion. This three bedroom property includes a garage, driveway and no upper chain!



Entrance Hall

Into small hallway with all doors leading off too:

Lounge

13' 1" into recess x 13' 5" (3.99m into recess x 4.09m)
Double glazed Bay window to rear aspect, electric fireplace, carpeted, radiator, door leading to hall.

Kitchen

19' 1" x 8' 11" into recess (5.82m x 2.72m into recess)
Tiled floor, wall and base units, one and half bowl sink, double glazed window to side, patio doors to garden, gas hob, cooker, extractor fan, integral dish washer and fridge freezer.

First Floor Landing

Housing airing cupboard, loft access, doors to all bedrooms, bathroom, kitchen and lounge.

Bedroom One

13' 5" into wardrobe x 10' 11" (4.09m into wardrobe x 3.33m)
Double glazed window to front aspect, built in wardrobe, carpet, radiator.

Bedroom Two

9' 8" x 9' 9" (2.95m x 2.97m)
Double glazed window to side aspect, carpet and radiator.

Bedroom Three

10' 6" x 8' 7" into recess (3.20m x 2.62m into recess)
Double glazed window to front aspect, built in wardrobe, radiator and carpeted.

Bathroom

Tiled floor, heated towel rail, WC, bath with shower over, double glazed window to rear aspect.

Externally

Front

Tandem drive to garage

Rear Garden

Enclosed fencing, decking seating area, gated side access, lawn and paving.

Garage

18' 3" x 8' 2" (5.56m x 2.49m)
Power and lighting with courtesy door to garden, up and over door.



view this property online williamhbrown.co.uk/Property/COR111489



welcome to

Reservoir Close, Stanion Kettering

- Bungalow
- Three bedrooms
- No chain
- Garage
- Village location

Tenure: Freehold EPC Rating: D

£315,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/COR111489



Property Ref:
COR111489 - 0005

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