







welcome to

Dickens Drive, Kettering

William H Brown are proud to present this detached, four bedroom property to the market. NO ONWARD CHAIN.

This property is in need of complete modernisation and offers a perfect opportunity to put your own stamp on your own home.













Entrance Hall

Obscured double glazed window and door to front aspect and radiator.

Cloakroom

Fully tiled, w/c, wash hand basin with storage and heated towel rail.

Lounge

23' 9" x 12' 4" Max (7.24m x 3.76m Max)

Two radiators, fireplace, double glazed window to front aspect, tv and Internet points and double glazed sliding doors to dining room.

Dining Room

24' 3" x 8' 7" (7.39m x 2.62m)

Two radiators, tv and Internet points, two double glazed windows to rear aspect, double glazed sliding doors to rear garden, double glazed window to side aspect and units leading from kitchen.

Kitchen

14' 5" x 9' 8" Max (4.39m x 2.95m Max)

Mix of wall and base units with contrasting top, leading into the dining room, double stainless steel sink and drainer, space for white goods, tiled splash back, heated towel rail, double glazed pvc door to side aspect and doors to garage and cloakroom.

Internal Garage

Electric door with electric and lighting.

First Floor Landing

Access to all bedrooms, bathroom and airing cupboard and loft hatch.

Bedroom One

8' Max x 19' 8" (2.44m Max x 5.99m)

Built in wardrobe/storage over the bed unit, radiator, double glazed window to front aspect, built in vanity unit and door to en-suite.

En-Suite

Radiator, large walk in shower cubicle, wash hand

basin with storage, w/c, fully tiled and obscured double glazed window to rear aspect.

Bedroom Two

8' 6" x 11' 7" (2.59m x 3.53m) Built in wardrobe, radiator and double glazed window to front aspect.

Bedroom Three

9' 4" x 9' 5" (2.84m x 2.87m) Built in wardrobe, radiator and double glazed window to rear aspect.

Bedroom Four

 $6' \ 9'' \ x \ 6' \ 5'' \ (\ 2.06m \ x \ 1.96m \)$ Double glazed window to front aspect, built in storage cupboard and radiator.

Bathroom

Fully tiled, bath tub, heated towel rail, w/c, wash hand basin with storage, wall hung storage cupboard and obscured double glazed window to rear aspect.

Externally Front Garden

Fenced driveway for two vehicles, lawn and access to rear garden via side gate.

Rear Garden

Astroturf deck to lawn, patio area with sheds and wall/fence enclosed.





Dickens Drive, Kettering

- Four Bedroom Detached
- Driveway for Two Cars
- Two Reception Rooms
- **Downstairs Cloakroom**
- **Utility Room**

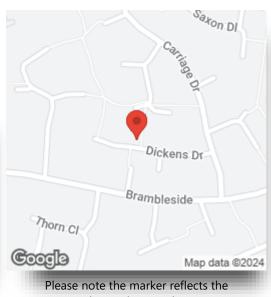
Tenure: Freehold EPC Rating: D

£320,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/KTG110408



Property Ref: KTG110408 - 0007 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 quidance 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.



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