



Cross Lane, Aldwincle Kettering NN14 3EG

welcome to

Cross Lane, Aldwinckle Kettering

William H Brown welcome to the market this beautiful presented stone built two bedroom cottage dating back to the 1800's. Ideally situated in the quaint village of Aldwinckle offering country pubs, plenty of walks and local amenities.



Entance Hall

Door into kitchen.

Lounge

15' x 10' 8" (4.57m x 3.25m)

Dual aspect, electric fire, carpet.

Dining Room

12' 7" x 10' (3.84m x 3.05m)

Dual aspect. Electric fire with stone effect fireplace surround.

Kitchen

11' 9" x 9' 7" (3.58m x 2.92m)

Range of wall and base units, fitted induction hob, extractor fan, oven, tiled floor. Free Standing electric radiator.

Landing

Double glazed window to the rear, carpet, loft hatch, doors to bedrooms and bathroom. Free standing electric radiator.

Bedroom One

13' 6" x 10' 4" (4.11m x 3.15m)

Dual aspect, carpet, feature fire, and free standing electric radiator.

Bedroom Two

12' 1" x 10' 9" (3.68m x 3.28m)

Dual aspect, carpet, free standing electric radiator.

Bathroom

10' 3" x 8' 3" (3.12m x 2.51m)

Bath, separate shower, w/c and wash basin.



view this property online williamhbrown.co.uk/Property/KTG110703



welcome to

Cross Lane, Aldwinckle Kettering

- Two Bedroom Cottage
- Character Property
- Two Reception Rooms
- Electric Heating
- Double Glazing

Tenure: Freehold EPC Rating: G

guide price

£400,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/KTG110703



Property Ref:
KTG110703 - 0014

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 518555



Kettering@williamhbrown.co.uk



28 Gold Street, KETTERING, Northamptonshire,
NN16 8JE



williamhbrown.co.uk