



**Pennine Way, Kettering NN16 9AX**

**welcome to**

**Pennine Way, Kettering**

William H Brown welcome to the market this well presented three-bedroom extended detached house, set in the popular area of Brambleside, Kettering, which offers good access to major transport links, schools and local amenities, makes this property in high demand.



### **Entrance Hall**

6' 6" x 5' 2" ( 1.98m x 1.57m )

Double glazed door, radiator, smoke alarm, laminate flooring.

### **Lounge**

22' 2" x 8' 3" ( 6.76m x 2.51m )

Double glazed window to the front, laminate flooring, multiple sockets, thermostat, two radiators and an electric fire.

### **Kitchen / Breakfast Area**

L Shaped 15.98 x 17.23 x 9.31

Side door, radiator, integrated washing machine, dish washer and fridge freezer, kitchen island, stainless steel sink, drainer and mixer tap, spot lighting, multiple sockets, floating extractor, five ring gas hob, double glazed door into conservatory.

### **Conservatory**

8' 6" x 6' ( 2.59m x 1.83m )

Wood built with glazing, sockets and lighting.

### **Landing**

Double glazed window to the side, carpet, airing cupboard, smoke alarm, over stairs cupboard.

### **Bedroom One**

12' 2" x 10' 2" ( 3.71m x 3.10m )

Double glazed window to the front, multiple sockets, radiator, carpet, ceiling fan,

### **Bedroom Two**

10' 2" x 9' 8" ( 3.10m x 2.95m )

Double glazed window to the rear, multiple sockets, radiator, carpet.

### **Bedroom Three**

7' 7" x 6' 7" ( 2.31m x 2.01m )

Double glazed window to the front, carpet, radiator, multiple sockets.

### **Bathroom**

6' 6" x 5' 5" ( 1.98m x 1.65m )

Double glazed window to the rear, shower cubicle, tiled floor, tiled walls, wash hand basin with mixer tap, W/c, heated towel rail.

### **Rear Garden**

Laid to lawn, outside tap, block paved patio, fence surround, garage inset.

### **Parking**

Driveway and single garage.



**view this property online** [williamhbrown.co.uk/Property/KTG110636](http://williamhbrown.co.uk/Property/KTG110636)





welcome to

## Pennine Way, Kettering

- Three Bedroom Detached House
- Extended
- Open Plan Kitchen Breakfast Area
- Reception Rooms
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: C

**£280,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/KTG110636](http://williamhbrown.co.uk/Property/KTG110636)



Property Ref:  
KTG110636 - 0003

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](mailto:Kettering@williamhbrown.co.uk)



28 Gold Street, KETTERING, Northamptonshire,  
NN16 8JE



[williamhbrown.co.uk](http://williamhbrown.co.uk)