









## welcome to

## **Cranford Road, KETTERING**

William H Brown welcome to the market this five bedroom detached property with land approximately 1.22 acres.













#### Cloakroom

Shower room with separate WC.

#### Lounge

12' 8" x 9' 7" ( 3.86m x 2.92m )

Window to the side aspect, doors through to family room

## **Dining Room**

10' 10" x 10' 10" ( 3.30m x 3.30m )

### **Family Room**

13' 4" x 9' 5" ( 4.06m x 2.87m )

Double doors to rear, window to side

#### Kitchen

11' 4" x 8' 4" ( 3.45m x 2.54m )

Integrated electric oven, base level units, kitchen hood, window to the side aspect.

#### **Sitting Room**

14' x 9' 11" ( 4.27m x 3.02m )

Double doors leading to the garden.

#### **Bedroom One**

29' 7" x 11' 4" ( 9.02m x 3.45m )

Windows to the rear aspect, fitted wardrobes.

#### **Bedroom Two**

11' 3" x 10' 9" ( 3.43m x 3.28m )

Window to the side aspect.

#### **Bedroom Three**

15' 7" x 9' 11" ( 4.75m x 3.02m )

Bay window to the front aspect.

#### **Bedroom Four**

12' 8" x 11' 8" ( 3.86m x 3.56m )

Window to the front aspect.

### **Bedroom Five**

12' 8" x 10' 4" ( 3.86m x 3.15m )

Bay window to the front aspect.

### **Bathroom**

Part tiled, shower cubicle, WC and wash basin.

#### **Front Garden**

Driveway parking for multiple vehicles and laid to lawn front garden.

#### **Rear Garden**

Substantial plot of green land to the rear of the property, approx.1.22 Acres.





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## **Cranford Road, KETTERING**

- RARE DEVELOPMENT OPPORTUNITY
- FIVE BEDROOM DETACHED HOUSE
- 1.22 ACRE PLOT
- SITUATED IN A DESIRABLE LOCATION

Tenure: Freehold EPC Rating: E

# £1,000,000







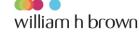


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Property Ref: KTG110637 - 0009 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer 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 property and other important matters before exchange of contracts.

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