

Cranford Road, KETTERING NN15 5JH



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" \times 9' 7" (3.86m \times 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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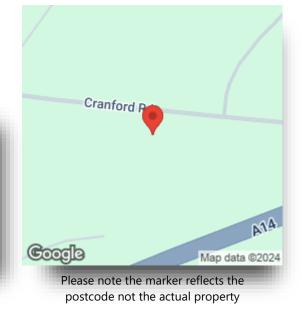
- RARE DEVELOPMENT OPPORTUNITY
- FIVE BEDROOM DETACHED HOUSE
- 1.22 ACRE PLOT
- SITUATED IN A DESIRABLE LOCATION
- •

Tenure: Freehold EPC Rating: E

£800,000







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Property Ref: KTG110637 - 0010 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.

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