

Cinder Close, Kettering NN16 8WG



welcome to

Cinder Close, Kettering

William H Brown welcome to the market well presented, three bedroom family home, ideally situated on the Boughton Grange estate in Kettering, with amenities, General Hospital and good road links all in close proximity.













Entrance Hall

Carpet flooring, stairs leading to first floor landing, window to side.

Lounge

19' 2" x 12' 6" (5.84m x 3.81m) carpet flooring, window to front, door to WC.

Kitchen

15' 9" x 10' 1" (4.80m x 3.07m) Integrated electric oven, gas hob, kitchen hood, dishwasher, window to rear, door to rear, fridge/freezer, eye and base level units, sink with unit.

Bedroom One

13' 10" x 8' 11" (4.22m x 2.72m) window to rear, door to en suite, carpeted flooring, radiator.

En Suite Shower cubicle, hard flooring, wc, sink, radiator.

Bedroom Two 10' 4" x 8' 5" (3.15m x 2.57m) Window to front, carpeted flooring, radiator.

Bedroom Three 9' 2" x 6' 6" (2.79m x 1.98m) Window to rear, carpet flooring, radiator

Bathroom tiled flooring, bath with shower over, sink, WC. Frosted window to front.

Externally Rear Garden Patio Seating Area, laid to lawn turf, timber fence surround.





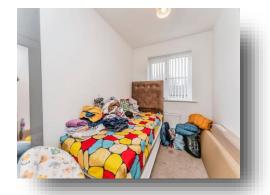
welcome to

Cinder Close, Kettering

- Three Bedrooms
- Popular residential area
- Good transport links
- Under NHBC warranty
- Driveway parking for two vehicles

Tenure: Freehold EPC Rating: B

£300,000





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Property Ref:

KTG110885 - 0002

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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postcode not the actual property