







welcome to

Hemery Way, Kettering

William H Brown welcome to the market this five bedroom detached family home situated on the hugely popular Kettering Leisure Village. This property is offered to the market with no onward chain.













Entrance Hall

Tiled flooring, radiator.

Lounge

17' 7" x 12' 4" (5.36m x 3.76m) Window to front, hard flooring, fireplace.

Dining Room

8' x 11' 3" (2.44m x 3.43m) Hard flooring, radiator, doors to conservatory.

Kitchen

7' 9" x 8' 11" (2.36m x 2.72m) Window to the rear, a range of eye and base level units, sink with drainer, marble effect surfaces, integrated electric oven, pantry.

Utility Room

5' 3" x 6' 9" (1.60m x 2.06m) Window to rear, hard flooring.

Conservatory

11' 2" x 8' 7" (3.40m x 2.62m) Hard flooring, upvc double glazed windows.

Bedroom One

14' 7" x 13' 2" (4.45m x 4.01m)
Carpeted flooring, window to rear, radiator.

En Suite

Window to the side, WC, wash basin, shower cubicle and hard flooring.

Bedroom Two

13' 11" x 7' 11" (4.24m x 2.41m) Window to rear.

Bedroom Three

10' 2" x 7' 11" (3.10m x 2.41m) Window to rear, carpet flooring,

Bedroom Four

 $8' 1" \times 9' (2.46m \times 2.74m)$ Window to front, carpeted flooring, radiator.

Bedroom Five

6' 9" x 8' 6" (2.06m x 2.59m) Window to rear, carpet flooring, radiator.

Bathroom

Bath with shower over, hard flooring, WC and wash basin.

Rear Garden

laid to lawn turf, timber fence surround.





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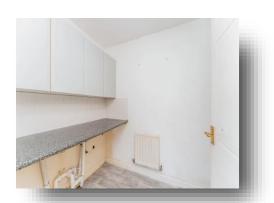
Hemery Way, Kettering

- FIVE BEDROOMS
- NO CHAIN
- GARAGE
- DRIVEWAY
- CLOSE TO LOCAL AMENITIES

Tenure: Freehold EPC Rating: C

offers over

£320,000









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Property Ref: KTG111010 - 0004 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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