









welcome to

Ayrton Close, Barton Seagrave Kettering

William H Brown welcome to the market exceptional three bedroom family home. Set over three storeys on the highly sought after Hanwood park development, an internal viewing is highly recommended.













Entrance Hall

Hard flooring.

Lounge

14' 2" x 10' 5" (4.32m x 3.17m)
Window to front, hard flooring, radiator.

Cloakroom

WC. Sink, plumbing for shower, hard flooring, radiator.

Kitchen / Diner

13' 11" x 9' 6" (4.24m x 2.90m)

Sink with drainer, window to rear, integrated electric oven, integrated dishwasher and washing machine, hob, kitchen hood, soft close cupboards, eye & base level units.

Bedroom One

19' x 13' 10" (5.79m x 4.22m)

Built in cupboards, wardrobes. Velux window to rear, carpet flooring, window to front.

Bedroom Two

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

Carpet flooring, window to rear, radiator, storage.

Bedroom Three

12' 4" x 6' 11" (3.76m x 2.11m)

Carpet flooring, window to front, radiator.

Bathroom

Hard flooring, bath with shower over, WC, sink

Front

Parking for two vehicles.

Rear Garden

Laid to lawn turf, patio seating area, timber fence surround.





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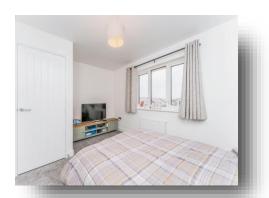
Ayrton Close, Barton Seagrave Kettering

- THREE STOREY
- **DRIVEWAY**
- THREE BEDROOMS
- **EN SUITE BATHROOM**

Tenure: Freehold EPC Rating: B

offers over

£290,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/KTG111104



Property Ref: KTG111104 - 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 quidance 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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