



**Windmill Avenue, Kettering NN15 6PR**



**welcome to**

**Windmill Avenue, Kettering**

William H Brown welcome to the market this four bedroom detached family home, this charming property is set back from the road and boasts driveway parking for multiple vehicles. An internal viewing is highly recommended.



### **Entrance Hall**

Carpet flooring, under stair storage

### **Lounge**

12' 10" x 14' 11" ( 3.91m x 4.55m )

Window to front, carpet flooring, fireplace

### **Dining Room**

10' 9" x 10' 9" ( 3.28m x 3.28m )

Double patio doors to rear garden, carpet flooring, radiator

### **Kitchen**

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

Sink with drainer, windows to rear and side, gas hob, electric oven, eye and base level units, door to side.

### **Bedroom One**

12' 11" x 14' 7" ( 3.94m x 4.45m )

Window to front, carpet flooring, radiator

### **Bedroom Two**

15' 6" x 10' 11" ( 4.72m x 3.33m )

Carpet flooring, window to front, radiator

### **Bedroom Three**

15' 4" x 7' 6" ( 4.67m x 2.29m )

Carpet flooring, window to front, radiator

### **Bedroom Four**

Window to rear, carpet flooring, boiler, radiator

### **Bathroom**

Fully tiled bathroom with WC, Sink and bath with shower over

### **Externally**

#### **Front**

Paved driveway with parking for multiple vehicles, single garage with brick fence surround.

#### **Rear Garden**

Laid to lawn turf, patio seating area, timber fence surround, 2 x brick built outbuildings



***view this property online*** [williamhbrown.co.uk/Property/KTG111086](http://williamhbrown.co.uk/Property/KTG111086)



**welcome to**

## **Windmill Avenue, Kettering**

- DETACHED
- DRIVEWAY
- FOUR BEDROOMS
- CLOSE TO LOCAL AMENITIES
- LARGE REAR GARDEN

Tenure: Freehold EPC Rating: D

# £365,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/KTG111086](http://williamhbrown.co.uk/Property/KTG111086)



Property Ref:  
KTG111086 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01536 518555**



[Kettering@williamhbrown.co.uk](mailto:Kettering@williamhbrown.co.uk)



28 Gold Street, KETTERING, Northamptonshire,  
NN16 8JE



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**