



Manningham Lane, Kettering NN15 6RL

welcome to

Manningham Lane, Kettering

William H Brown welcome to the market this three-bedroom detached family home situated on a popular new build estate in the desirable village of Barton Seagrave.



Entrance Hall

Hard flooring.

Lounge

11' 8" x 13' 4" (3.56m x 4.06m)

Window to front, hard flooring,

Cloakroom

WC and sink.

Kitchen / Diner

17' 10" x 10' 9" (5.44m x 3.28m)

Sink with drainer, integrated electric oven, gas hob, kitchen hood, eye and base level units, patio doors to rear garden, dishwasher.

Bedroom One

12' 10" x 11' 4" (3.91m x 3.45m)

Window to the front, carpet flooring. radiator, door to en suite.

Bedroom Two

10' 4" x 9' 2" (3.15m x 2.79m)

Window to the rear, radiator, hard flooring.

Bedroom Three

9' 6" x 6' 7" (2.90m x 2.01m)

Window to the rear, radiator, hard flooring, built in cupboards.

Bathroom

Shower, WC, frosted window to side.

Front

Driveway for multiple vehicles, single garage.

Rear Garden

Laid to lawn turf, decking seating area, timber fence and brick wall surround.



view this property online williamhbrown.co.uk/Property/KTG111081



welcome to

Manningham Lane, Kettering

- THREE BEDROOMS
- DRIVEWAY
- EN SUITE BATHROOM
- UNDER NHBC WARRANTY
- GARAGE

Tenure: Freehold EPC Rating: B
Council Tax Band: D

£315,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/KTG111081](https://www.williamhbrown.co.uk/Property/KTG111081)



Property Ref:
KTG111081 - 0005

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



28 Gold Street, KETTERING, Northamptonshire,
NN16 8JE



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)