









# welcome to

# **Eastleigh Road, KETTERING**

William H Brown welcome to the market this three storey four bedroom semi-detached family home, Situated in a highly sought after residential area, within walking distance of local schools and a host of amenities.













#### **Entrance Hall**

Hard flooring and storage cupboard.

#### Cloakroom

WC and sink.

#### Lounge

11' 4" x 13' 8" ( 3.45m x 4.17m )

Bay window to the front, carpet flooring, cast iron fireplace and radiator.

#### Kitchen / Diner

19' 2" x 14' 1" ( 5.84m x 4.29m )

Tiled flooring, dishwasher, integrated electric oven, induction hob, kitchen hood, window to side and double patio doors to conservatory.

#### Conservatory

10' 1" x 10' 3" ( 3.07m x 3.12m )

UPVC windows surround and hard flooring.

#### **Bedroom One**

13' 2" x 10' 11" ( 4.01m x 3.33m )

Velux windows to both sides, carpet flooring and radiator,

#### **En Suite**

Shower, hard flooring, sink, wc, storage.

#### **Bedroom Two**

14' 2" x 11' 4" ( 4.32m x 3.45m )

Bay window to the front, carpeted flooring and radiator.

#### **Bedroom Three**

11' 3" x 13' 2" ( 3.43m x 4.01m )

Window to the rear, carpet flooring, radiator and built in cupboard.

#### **Bedroom Four**

14' x 7' 6" ( 4.27m x 2.29m )

Window to rear, carpet flooring, radiator.

#### **Bathroom**

Hard flooring, bath with shower over, sink, WC, radiator, frosted window to front.

#### Front

Paved driveway with parking for multiple vehicles, outdoor storage

#### **Rear Garden**

Patio, laid to lawn turf, outbuilding, timber fence surround





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## **Eastleigh Road, KETTERING**

- FOUR BEDROOMS
- POPULAR RESIDENTIAL AREA
- DRIVEWAY
- THREE STOREY
- CLOSE TO LOCAL SCHOOLS AND AMENITIES

Tenure: Freehold EPC Rating: C

offers over

£325,000









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Property Ref: KTG111182 - 0008 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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