









welcome to

Larkwood Close, KETTERING

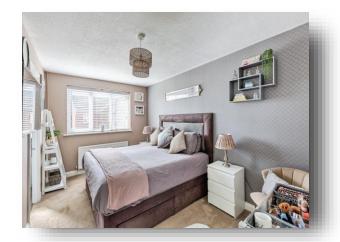
William H Brown welcome to the market this five bedroom extended detached family home situated on the highly desirable Brambleside development.













Entrance Hall

Hard flooring and radiator.

Cloakroom

WC and sink.

Lounge

15' 10" x 10' 4" (4.83m x 3.15m) Window to front, radiator and carpet flooring.

Reception Room Two

15' 9" x 10' (4.80m x 3.05m)
Window to front, hard flooring and radiator.

Kitchen

26' 3" x 10' (8.00m x 3.05m) Windows to front and rear, integrated double electric oven, eye and base level units, gas hob, kitchen hood, radiator, tiled flooring

Utility Room

9' 11" x 7' 2" (3.02m x 2.18m) Window to rear, hard flooring and space for white goods.

Back Room

 $14' \ 3" \ x \ 7' \ 1" \ (4.34m \ x \ 2.16m)$ Hard flooring and doors to the rear.

Bedroom One

14' 2" x 8' 11" (4.32m x 2.72m)
Carpeted flooring, window to front, radiator and built in wardrobe.

En Suite

Toilet, sink and radiator.

Bedroom Two

17' 2" \times 8' 3" (5.23m \times 2.51m) Windows to the rear, carpet flooring and built in wardrobes.

Bedroom Three

 $13' \ 2'' \ x \ 10' \ 6'' \ (4.01 \text{m} \ x \ 3.20 \text{m})$ Window to the front, radiator and carpet flooring,

Bedroom Four

13' 8" x 8' (4.17m x 2.44m) Window to front, carpeted flooring, radiator.

Bedroom Five

9' 2" x 8' 3" (2.79m x 2.51m) Window to rear, hard flooring,

Bathroom

Bath with shower over, hard flooring, WC and sink.

Outside

Driveway parking for multiple vehicles,

Rear Garden

laid to lawn turf, timber fence surround and patio seating areas.





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Larkwood Close, KETTERING

- Five bedrooms
- Extended
- Driveway
- Close to local amenities
- Desirable location

Tenure: Freehold EPC Rating: C

Council Tax Band: D

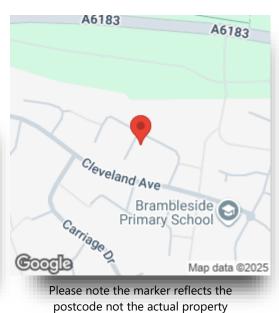
offers in excess of

£435,000





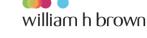




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Property Ref: KTG111212 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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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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.