









welcome to

Union Street, Kettering

William H Brown welcome to the market this simply stunning four storey, four bedroom property situated in the heart of Kettering. This immaculately presented property needs to be viewed to truly appreciate how special it is. An internal viewing is highly recommended.













Entrance Hall

Mosaic tiled flooring, radiator, glass panel.

Lounge

26' 5" x 12' 7" (8.05m x 3.84m) Bay window to front, hard flooring, cast iron fireplace, cupboards

Kitchen / Diner

24' 10" x 5' 3" (7.57m x 1.60m)

Range oven, gas hob, kitchen hood, radiator, base level units, tiled flooring, Velux windows, bifold doors to rear.

Bedroom One

19' 1" x 10' 7" (5.82m x 3.23m)

Carpet flooring, window to front, radiator, cast iron fireplace, storage cupboard, built in wardrobes.

En Suite

Tiled flooring, sink, walk in shower cubicle, heated towel radiator

Bedroom Two

11' 4" x 10' 2" (3.45m x 3.10m)

Window to front, hard flooring, storage cupboards

En Suite

Bath, WC, sink, storage.

Bedroom Three

9' 10" \times 10' 10" (3.00m \times 3.30m) Storage cupboard, velux to rear, carpet flooring, radiator.

Bedroom Four

7' 11" x 10' 1" (2.41m x 3.07m) Carpet flooring, window to rear.

Bathroom

Bath with shower over, tiled flooring, Wc, sink, frosted window to rear.

Rear Garden

Laid to lawn turf with timber fence surround and brick built outbuilding.





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Union Street, Kettering

- Four storey
- Four bedrooms
- En suite
- Character features
- Garden

Tenure: Freehold EPC Rating: D

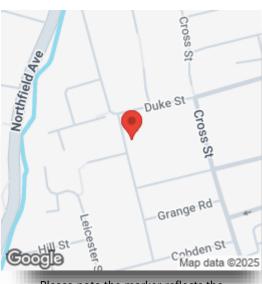
Council Tax Band: B

£320,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/KTG111211



Property Ref: KTG111211 - 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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