





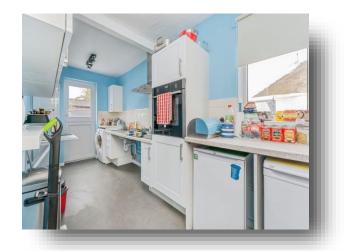
**Cottesmore Avenue, Barton Seagrave Kettering NN15 6QX** 



## welcome to

# **Cottesmore Avenue, Barton Seagrave Kettering**

William H Brown welcome to the market this superb two bedroom bungalow in the highly sought after village of Barton Seagrave.













#### **Entrance Hall**

## **Lounge / Diner**

16' 5" x 12' 1" ( 5.00m x 3.68m ) Radiator, hard flooring, door to conservatory

#### Kitchen

19' 4" x 6' 5" ( 5.89m x 1.96m ) Sink with drainer, oven, induction hob, kitchen hood, window to side, eye and base level units, wooden stairs leading to loft room.

#### Conservatory

10' 7" x 7' 2" ( 3.23m x 2.18m )
Tiled flooring, brick wall, door to rear garden.

#### **Bathroom**

Walk in wet room, WC, sink, frosted window to the front.

#### **Bedroom One**

13' 2" x 9' 2" ( 4.01m x 2.79m ) Window to rear, hard flooring.

#### **Bedroom Two**

10' 3" x 9' 3" ( 3.12m x 2.82m ) Window to front, hard flooring, radiator.

### **Loft Room**

14' 4" x 12' (4.37m x 3.66m) Velux windows, radiators, hard flooring.

#### **En Suite**

Bath, wc, sink and tiled flooring.





### welcome to

# **Cottesmore Avenue, Barton Seagrave** Kettering

- Two double bedrooms
- Garage
- Extra wide driveway
- Accessibility friendly
- Loft Room

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

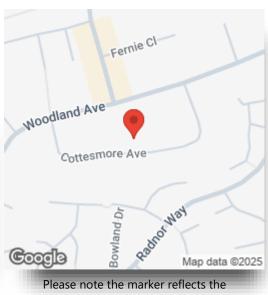
offers in excess of

£260,000









postcode not the actual property

## view this property online williamhbrown.co.uk/Property/KTG111229



Property Ref: KTG111229 - 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 quidance 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.





01536 518555



Kettering@williamhbrown.co.uk



28 Gold Street, KETTERING, Northamptonshire, NN16 8JE



williamhbrown.co.uk

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