









welcome to

Philips Field Close, Kettering

William H Brown welcome to the market this FIVE bedroom semi-detached family home situated on the sought after Hanwood Park development.

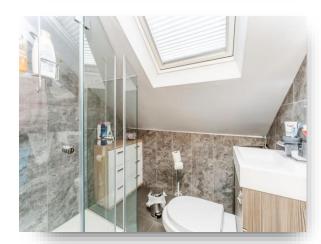












Entrance Hall

Hard flooring and radiator.

Cloakroom

WC and Sink.

Lounge

18' 10" x 15' 7" (5.74m x 4.75m)

Window to the front, two radiators and hard flooring.

Kitchen

18' 9" x 7' 2" (5.71m x 2.18m)

A range of eye and base level units, radiator, electric oven, gas hob, kitchen hood, sink with drainer, window to the rear and french doors to the rear garden.

Bedroom One

18' 11" x 8' 3" (5.77m x 2.51m)

Hard flooring, windows to the front aspect and radiator,

En Suite

Wooden flooring, power shower, WC, sink with storage, frosted window to the side.

Bedroom Two

11' 6" x 8' 9" (3.51m x 2.67m)

Hard flooring, radiator and window to the rear aspect.

Bedroom Three

11' 8" x 7' 7" (3.56m x 2.31m)

Velux windows, hard flooring and storage cupboard.

Bedroom Four

11' 11" x 7' 7" (3.63m x 2.31m)

Hard flooring, velux windows to the side and eaves storage.

Bedroom Five

9' 10" x 7' 2" (3.00m x 2.18m)

Window to the rear, hard flooring and radiator.

Bathroom

Walk in shower cubicle, sink, Wc and heated towel radiator.

Bathroom

Tiled flooring, sink, shower cubicle and window to the side.

Outside

Driveway parking for multiple vehicles.

Rear Garden

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





welcome to

Philips Field Close, Kettering

- Five Bedrooms
- Extended
- Driveway
- Outbuilding / Garage
- Under NHBC warranty

Tenure: Freehold EPC Rating: B

Council Tax Band: C

£400,000







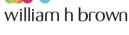


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/KTG111253



Property Ref: KTG111253 - 0002 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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