



**Bramshill Avenue, KETTERING NN16 9FL**



**welcome to**

**Bramshill Avenue, KETTERING**

William H Brown welcome to the market this well-presented three-bedroom detached home, situated on the desirable caitlands estate in Kettering. Boasting driveway parking and a single garage, this property is perfect for families looking for their next home.



### Entrance Hall

Double glazed door to side aspect and doors to lounge, dining room, kitchen and cloakroom.

### Cloakroom

Double glazed window to front aspect, low level WC, wash hand basin within a vanity unit with tiled splashback, tiled floor and radiator.

### Lounge

13' 5" x 13' 1" MAX ( 4.09m x 3.99m MAX )

Double glazed window to front aspect, under stairs storage, two radiators, coved ceiling and opening to dining room.

### Dining Room

9' x 7' 9" ( 2.74m x 2.36m )

Double glazed french doors to conservatory and radiator.

### Kitchen

11' 8" x 9' 1" ( 3.56m x 2.77m )

Double glazed window to rear aspect, door to side aspect, fitted kitchen comprising of: base and wall mounted units with laminate work surfaces over, anthracite 1 1/2 bowl sink/drainage with tiled splashback area, integrated oven, electric hob with extractor hood over, plumbing for washing machine and dishwasher, space for fridge freezer, tiled floor and radiator.

### Conservatory

18' 5" x 9' 10" ( 5.61m x 3.00m )

Brick and UPVC construction, large double glazed to rear aspect, full height sliding doors to rear aspect, tiled flooring, under floor heating and lights

### Landing

Double glazed window to side aspect, airing cupboard, loft access, half landing, radiator and doors to all bedrooms and family bathroom.

### Bedroom One

12' 8" x 9' 4" ( 3.86m x 2.84m )

Double glazed window to rear aspect and radiator.

### Ensuite

Double glazed window to side aspect, low level WC, wash hand basin within fitted vanity unit and tall boy, shower cubicle with decorative panel, part tiled and heated towel rail.

### Bedroom Two

10' 7" x 10' 1" ( 3.23m x 3.07m )

### Bedroom Three

9' 4" MAX x 7' 6" ( 2.84m MAX x 2.29m )

Double glazed window to front aspect and radiator.

### Bathroom

Double glazed window to rear aspect, panel bath with shower over, low level WC, wash hand basin within vanity unit, part tiled and radiator.

### Outside

#### Front Garden

Laid to block paved drive offering off road parking for two vehicles and leading to garage.

#### Rear Garden

Mainly laid to lawn with decked patio area and enclosed by timber fencing.

### Garage



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## **Bramshill Avenue, KETTERING**

- Garage
- Detached
- Two reception rooms
- Conservatory
- En suite

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

**£300,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
KTG111354 - 0005

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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.



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