







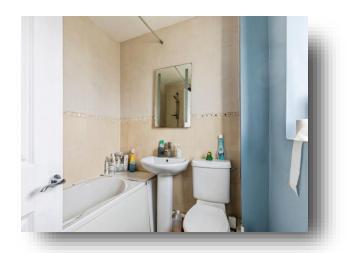


welcome to

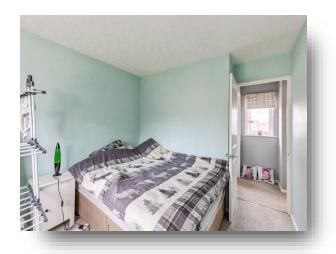
Polwell Lane, Barton Seagrave Kettering

William H Brown welcome to the market this fantastic two-bedroom semi-detached property situated in the sought after village of Barton Seagrave.

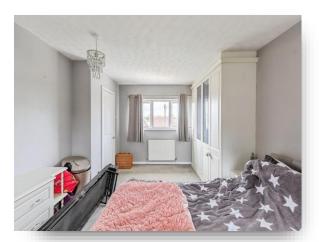












Lounge / Dining Room 17' 2" x 10' 2" (5.23m x 3.10m)

17' 2" x 10' 2" (5.23m x 3.10m) laminate flooring, window to front

Kitchen Dining Room

17' 2" x 9' 8" (5.23m x 2.95m) had flooring, integrated Elec oven, gas hob, kitchen hood, sink with drainer, window to rear, eye and base level units.

Bedroom 1

17' 2" \times 9' 8" ($5.23m \times 2.95m$) Window to front and rear, carpet flooring, radiator, built in wardrobes

Bedroom 2

11' 1" x 9' 8" (3.38m x 2.95m) window to rear, carpet flooring, built in wardrobes

Bathroom

bath with shower over, WC, sink





welcome to

Polwell Lane, Barton Seagrave Kettering

- Two bedrooms
- Garden
- Village location
- Close to amenities
- Ideal for first time buyers

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£199,995







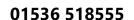


view this property online williamhbrown.co.uk/Property/KTG111418



Property Ref: KTG111418 - 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.







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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.