



**Laburnum Crescent, Kettering NN16 9PH**

**welcome to**

**Laburnum Crescent, Kettering**

William H Brown welcome to the market this well presented terraced property with driveway parking. Located close to a range of amenities including primary schools and nursery, an internal viewing is highly recommended.



**Lounge**

14' x 13' 3" ( 4.27m x 4.04m )

lamine flooring, window to front

**Kitchen**

17' 1" x 7' 10" ( 5.21m x 2.39m )

Window to front, eye and base level units, sink with drainer, radiator

**Bedroom One**

14' 3" x 11' 11" ( 4.34m x 3.63m )

Window to front, carpet flooring, built in wardrobes

**Bedroom Two/dining room**

15' 5" x 8' 8" ( 4.70m x 2.64m )

Windows to rear aspect,radiator, lamine flooring



***view this property online*** [williamhbrown.co.uk/Property/KTG111403](http://williamhbrown.co.uk/Property/KTG111403)





welcome to

## Laburnum Crescent, Kettering

- Parking
- Garden
- Close to local schools
- close to amenities
- first time buyers

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

**£190,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/KTG111403](http://williamhbrown.co.uk/Property/KTG111403)



Property Ref:  
KTG111403 - 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 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.

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.



william h brown



**01536 518555**



[Kettering@williamhbrown.co.uk](mailto:Kettering@williamhbrown.co.uk)



28 Gold Street, KETTERING, Northamptonshire,  
NN16 8JE



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**