







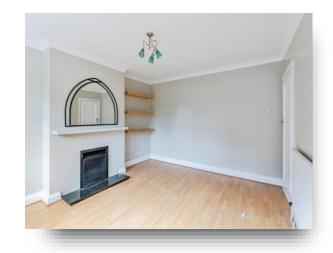
welcome to

Beatrice Road, Kettering

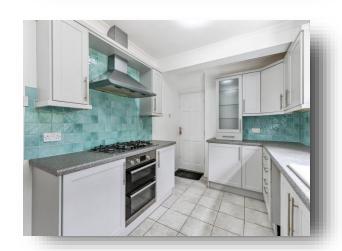
William H brown welcome to the market this well presented, detached three-bedroom family home situated in the highly desirable North End of Kettering. This superb property has been recently renovated by the current owners and is offered with no onward chain.













Entrance Hall

Carpet flooring, radiator, cloak cupboard and under stairs storage.

Cloakroom

WC, sink, window to side, tiled flooring

Lounge

14' 3" x 11' 10" (4.34m x 3.61m)
Carpet flooring, bay window to front, gas fire.

Dining Room

14' 7" x 11' 10" (4.45m x 3.61m) Open fire, radiator, window to rear, doors to rear garden, laminate flooring

Kitchen

14' 11" x 8' 7" (4.55m x 2.62m) Integrated electric oven, gas hob, eye and base level units, sink with drainer, window to rear and door to the rear garden.

Bedroom One

14' 7" \times 11' 10" (4.45m \times 3.61m) Window to the rear, carpet flooring, radiator

Bedroom Two

12' 6" \times 11' 10" ($3.81m \times 3.61m$) Window to the front, carpet flooring, radiator

Bedroom Three

11' x 8' 7" (3.35m x 2.62m) Window to rear, carpet flooring, radiator

Bathroom

Bath with shower over, wc, sink, bidet, Karndean flooring, frosted window to front.

Outside

Fully enclosed rear garden, patio seating areas, laid to lawn turf, single garage and driveway parking to the front





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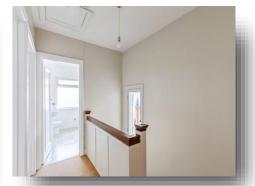
- No chain
- Three-bedrooms
- Detached
- Garage
- Generous garden

Tenure: Freehold EPC Rating: C

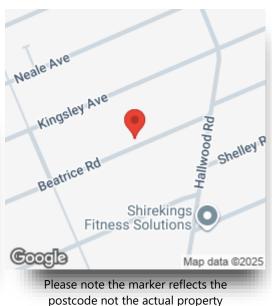
Council Tax Band: D

£340,000









view this property online williamhbrown.co.uk/Property/KTG111414



Property Ref: KTG111414 - 0006 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.





01536 518555



Kettering@williamhbrown.co.uk



28 Gold Street, KETTERING, Northamptonshire, NN16 8JE



williamhbrown.co.uk

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.