









### welcome to

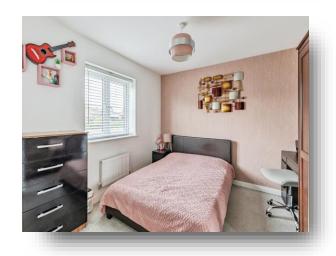
# **Atkinson Drive, KETTERING**

Situated on a highly sought-after modern development, this beautifully presented home offers the perfect blend of comfort, convenience, and style. With excellent access to the A14 and a nearby mainline train station, commuting is effortless and connections are within easy reach.













#### Lounge

11' 4" x 15' 1" ( 3.45m x 4.60m )

Vinyl flooring, door to conservatory and window to the rear, storage cupboard and radiator.

#### Kitchen

15' 5" x 8' 2" ( 4.70m x 2.49m )

A range of eye and base level units, sink with drainer, electric oven and gas hob, kitchen hood and vinyl flooring.

#### **Bedroom One**

11' 4" x 12' 9" ( 3.45m x 3.89m )

Built in wardrobes, carpet flooring, window to the front, radiator and storage cupboard.

#### **En Suite**

Bath, wc, wash basin and tiled flooring.

#### **Bedroom Two**

Window to the rear, carpet flooring and radiator.

#### **Bathroom (ensuite Bedroom Two)**

Vinyl flooring, shower cubicle, wc, wash basin and window to the rear with obscured glass.

#### **Rear Garden**

Split level garden with laid to lawn turf, brick wall and timber fence surround.





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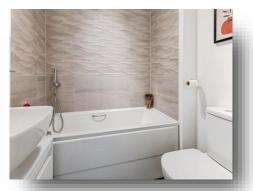
- Two double bedrooms
- Contemporary kitchen / dining room
- Conservatory
- Modern development

Tenure: Freehold EPC Rating: B

Council Tax Band: B

# £260,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/KTG111465



Property Ref: KTG111465 - 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 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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