





**Woodford Road, Burton Latimer Kettering NN15 5UX** 



# welcome to

# **Woodford Road, Burton Latimer Kettering**

William H Brown welcome to the market this superb three bedroom family home in Burton Latimer. This superb property has been renovated to a superb standard by the current owners and an internal viewing is highly recommended.













### Lounge

15' 4" x 10' 6" ( 4.67m x 3.20m )

Window and doors to the rear, radiator and laminate flooring.

#### **Kitchen**

Window to the front. A range of eye and base level units, sink with drainer, electric oven with gas hob, fridge freezer and dishwasher. Kardean flooring.

## Landing

Carpeted flooring.

#### **Bedroom One**

11' 2" x 8' 1" ( 3.40m x 2.46m )

Double glazed window to the front and radiator.

#### **Bedroom Two**

10' 6" x 8' 5" ( 3.20m x 2.57m )

Double glazed window to the rear, carpet flooring and radiator.

## **Bedroom Three**

10' 6" x 6' 7" ( 3.20m x 2.01m )

Window to the rear, carpet flooring and radiator.

### **Rear Garden**

Laid to lawn turf with a patio seating area and timber fence surround.

## **Parking**

Two allocated parking spaces.





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# **Woodford Road, Burton Latimer Kettering**

- Parking
- En Suite
- Three bedrooms
- Downstairs WC
- Rear garden

Tenure: Freehold EPC Rating: C

Council Tax Band: B

# £250,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/KTG111492



Property Ref: KTG111492 - 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 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.





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