









welcome to

Stamford Road, Kettering

William H Brown welcome to the market this superb three bedroom family home, This property has been lovingly modernised and renovated by the current owners whilst maintaining original character features. An internal viewing is highly recommended to appreciate all the property has to offer.













Lounge

14' x 12' 2" (4.27m x 3.71m) Bay window to front, radiator.

Dining Room

13' 7" x 12' 5" (4.14m x 3.78m) Window to rear, radiator.

Kitchen

13' 10" x 8' 9" (4.22m x 2.67m)

Range of wall and base level units, integrated electric oven, gas hob and cooker hood, window and door to side.

First Floor Bedroom One

15' 7" x 14' into bay (4.75m x 4.27m into bay) Bay window to front, feature fireplace, radiator.

Bedroom Two

Irregular Shaped Room 12' 2" \times 12' (3.71m \times 3.66m) Window to rear, radiator, feature fireplace.

Bedroom Three

8' 4" x 8' 2" (2.54m x 2.49m) Window to rear, radiator.

Bathroom

Comprising bath with shower over, basin, WC, window to rear.

Outside Rear Garden

Artificial turf, patio seating area, brick out building, brick walls, gate to rear.

Outbuilding

9' 8" x 8' (2.95m x 2.44m) Brick construction with window.





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Stamford Road, Kettering

- Three Bedrooms
- Character features
- Two reception rooms
- Outbuilding

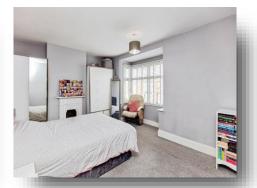
Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£200,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/KTG111404



Property Ref: KTG111404 - 0008 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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