









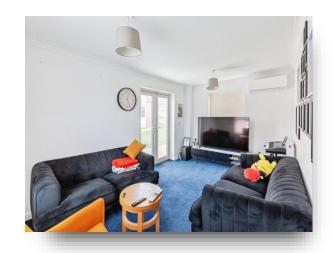
## welcome to

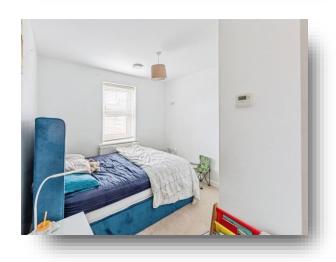
# **Pryor Road, Kettering**

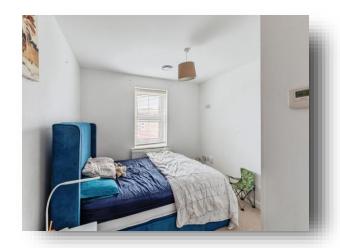
William H brown welcome to the market this spacious three bedroom detached family home, boasting single garage and driveway parking, an internal viewing is highly recommended.

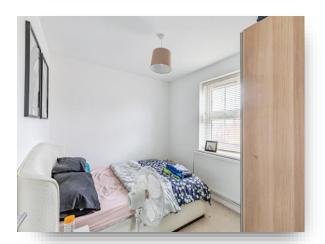












#### **Entrance Hall**

Hard flooring and radiator.

#### Cloakroom

Wc, hand wash basin, hard flooring and radiator.

## Lounge

 $16' 6" \times 10' 1" (5.03 \text{m} \times 3.07 \text{m})$  Window to the rear and door to the side, carpet flooring and radiator.

#### **Kitchen**

16' x 10' 7" (4.88m x 3.23m)
Window to the front, a range of

Window to the front, a range of eye and base level units, gas hob and kitchen hood, tiled flooring.

## **Utility Room**

6' 3" x 4' 9" ( 1.91m x 1.45m ) Eye and base level units, tiled flooring.

## Landing

Window to the rear, carpet flooring, radiator and storage,

#### **Bedroom One**

15' 5"  $\times$  9' 9" ( 4.70m  $\times$  2.97m ) Window to the front, carpet flooring and radiator.

#### **En Suite**

Tiled flooring, shower cubicle, wc and wash basin.

#### **Bedroom Two**

9' 11" x 9' 4" ( 3.02m x 2.84m ) Carpet flooring, built in wardrobes and radiator.

### **Bedroom Three**

 $6' 6" \times 9' 11" (1.98m \times 3.02m)$  Window to the side and carpet flooring.

### **Bathroom**

Obscured window to the front. Bath with shower over, wc and wash basin.

### Rear Garden

Laid to lawn turf, paved patio area with a brick wall





and timber fence surround.

## welcome to

## **Pryor Road, Kettering**

- Detached
- Three Bedrooms
- Garage
- **Driveway Parking**
- Air Conditioning

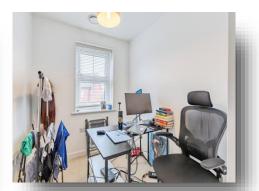
Tenure: Freehold EPC Rating: B

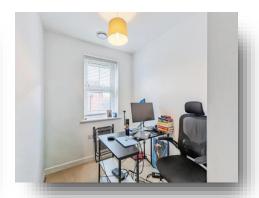
Council Tax Band: C

offers in excess of

£330,000









Please note the marker reflects the postcode not the actual property

## view this property online williamhbrown.co.uk/Property/KTG111493



Property Ref: KTG111493 - 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 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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