


property details **approval form**

27 Storefield Cottages, Kettering, Northamptonshire, NN14 1BN

Date: 22 May 2025

Property Ref and Version: RWL107957 - 0001



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Property Images |
| 3. Short Description | 7. Floor Plan |
| 4. Long Description | |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£240,000

Tenure: Freehold

>> **key features**

- > Amidst open countryside
- > Character
- > Potential for loft conversion
- > Refitted kitchen and utility room
- > Downstairs cloakroom
- > Two double bedrooms
- > EPC Rating: E

>> **short description**

William H Brown are delighted to offer this rare opportunity to purchase one of the much sought after Storefield Cottages in Rushton. Rarely available, and not overlooked from the front or rear, this brick built cottage boasts a large garden and character at an affordable price

>> **long description**

William H Brown are delighted to offer this rare opportunity to purchase one of the much sought after Storefield Cottages in Rushton. Rarely available, and not overlooked from the front or rear, this brick built cottage boasts a large garden and character at an affordable price. Recently re fitted kitchen with matching utility room and downstairs cloakroom. Upstairs bathroom, deep skirtings and stripped pine doors. Potential for loft conversion with Velux windows already fitted and water and electricity connected.

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>> room description

Entrance Hall

Entry via double glazed front door, deep skirting, meter box, stairs, door to lounge.

Cloakroom

Low level WC, wash hand basin, electric Combi boiler.

Lounge

14' x 12' (4.27m x 3.66m)

Double glazed window to front aspect, cast iron tiled fire place with wooden surround and tiled hearth, deep skirting, stripped pine floors, ceiling rose.

Kitchen/Diner

11' 8" x 10' 7" (3.56m x 3.23m)

Double glazed window to rear aspect, Refitted wren kitchen with wooden work surface, one and a half stainless steel sink with copper effect mixer tap to match cupboard handles, double oven with electric hob and extractor over in feature chimney breast, integrated dishwasher, spotlights to ceiling, stable door to rear utility.

Utility

8' 5" x 4' 9" (2.57m x 1.45m)

Matching the kitchen units and work surface, double glazed window to rear, deep skirting, space and plumbing for washing machine and tumble dryer, spot lights to ceiling,

Rear Lobby/Boot Room

Double glazed window to rear aspect, double glazed door to rear garden, tiled floor.

Landing

Staircase, deep skirting, doors to all rooms, spotlight to ceiling, double glazed window to front,, potential for further staircase.

Bedroom One

11' 10" x 10' 8" (3.61m x 3.25m)

Double glazed window to front aspect, deep skirting, stripped pine door, radiator.

Bedroom Two

11' 11" x 8' 11" (3.63m x 2.72m)

Double glazed window to rear, deep skirting, stripped pine door, radiator.

Bathroom

Obscure double glazed window to rear with window shutters, deep skirting, stripped pine door, bath with shower over, low level WC with integrated flush, wash hand basin with mixer tap in white high gloss vanity unit, shower cubicle with rainfall shower and hand held shower, extractor fan, stripped pine door, heated towel rail.

Externally

Your William H Brown office: 2 Market Hill, Rothwell, KETTERING, Northamptonshire, NN14 6EP

T 01536 418888 **E** rothwell@williamhbrown.co.uk

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>> room description

Rear Garden

Large garden mainly laid to lawn with paved seating area, potting area, mature trees, outside tap. Overlooking open countryside

Outbuildings

Off road parking for several vehicles, garage and large walk in dog kennel.

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>> **room description**

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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

Signature		Date
Tracey Furey		22/05/2025
Miss J.E. Short		