



14 MANNINGHAM LANE KETTERING

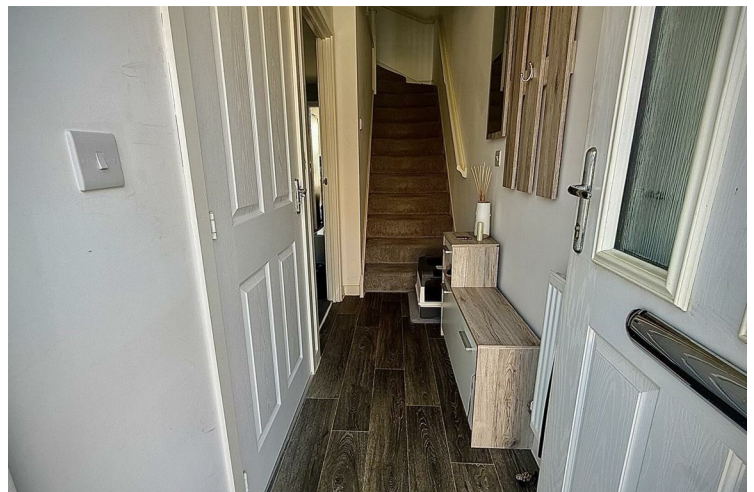
£220,000
FREEHOLD

Carter Williams is delighted to present this charming two-bedroom semi-detached family home, situated on the desirable Hanwood estate at the edge of Kettering. Built in 2021, this property is offered in excellent decorative order, making it an ideal choice for those seeking a modern and comfortable living space.

Upon entering, you are welcomed by a spacious entrance hall that leads to a convenient downstairs w.c. The sitting room is a perfect space for relaxation, while the kitchen/diner offers a delightful area for family meals and entertaining guests. The first floor features two generously sized double bedrooms, providing ample space for rest and relaxation. A well-appointed family bathroom completes the upper level, ensuring all your needs are met.

Outside, the property boasts an enclosed rear garden, perfect for enjoying the outdoors in privacy. Additionally, a driveway offers off-road parking for two vehicles, adding to the convenience of this lovely home.

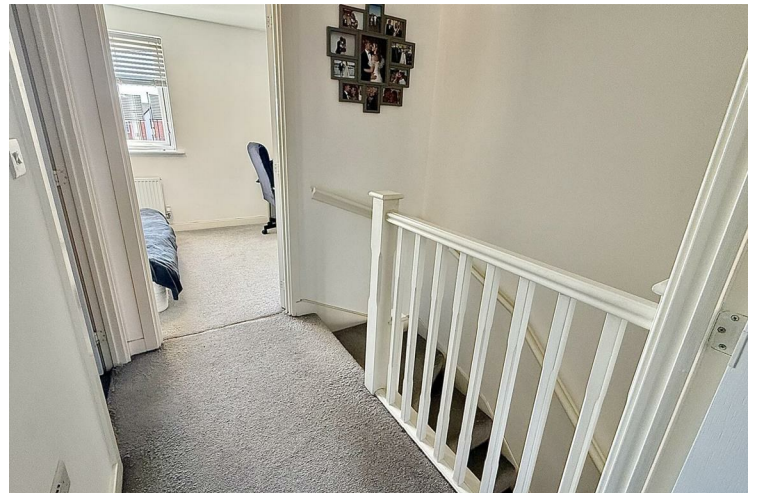
An immediate viewing is essential to fully appreciate all the attributes this property has to offer. Do not miss the opportunity to make this delightful house your new home.

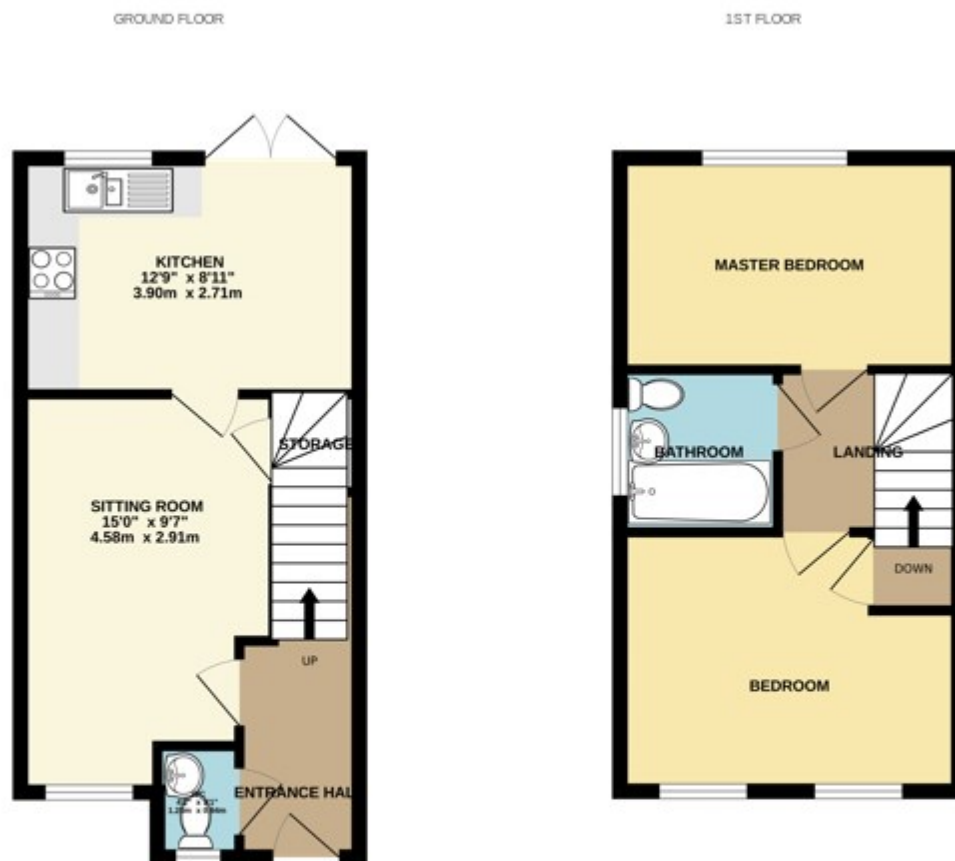


- 2 double bedrooms • Modern kitchen/diner • Spacious sitting room • Downstairs W.C. • Enclosed rear garden



- Off-road parking for 2
- Built in 2021
- Semi-detached family home
- Located on Hanwood estate
- Immediate viewing essential





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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