



**Isham Road,Orlingbury Kettering NN14 1JD**



**welcome to**

**Isham Road, Orlingbury Kettering**

William H Brown welcome to the market this four bedroom detached family home in one of Northamptonshire's most desirable villages. Offered to the market with no chain and boasting off road parking for multiple vehicles and a double garage , an internal viewing is highly recommended.



**Agents Note**

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

**Entrance Hall**

Carpet flooring.

**Lounge**

Window to the front and doors to the rear, carpet flooring, radiator and fireplace.

**Dining Room**

Doors to the rear garden and carpet flooring.

**Kitchen**

A range of eye and base level units, integrated electric oven and gas hob, kitchen hood, tiled flooring,

**Bedroom One**

Window to the front and rear, carpet flooring, built in wardrobes and radiator.

**Bedroom Two**

Window to the rear, carpet flooring and wash basin.

**Bedroom Three**

Window to the front, carpet flooring, radiator and built in wardrobes.

**Bedroom Four**

Window to the front, carpet flooring and radiator.

**Bathroom**

Frosted window to the rear, fully tiled, carpet flooring, sink and wc.

**Rear Garden**

Laid to lawn turf surrounded by plants and trees with a patio area.

**Parking**

Driveway for multiple vehicles and a double garage.



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## **Isham Road, Orlingbury Kettering**

- No chain
- Double Garage
- Corner plot
- Generous Garden
- Village location

Tenure: Freehold EPC Rating: D

Council Tax Band: D

# £525,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
KTG111009 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**william h brown**



**01536 518555**



[Kettering@williamhbrown.co.uk](mailto:Kettering@williamhbrown.co.uk)



28 Gold Street, KETTERING, Northamptonshire,  
NN16 8JE



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**