



6 Philips Field Close, Kettering, NN15 6PQ Offers in excess of £310,000

Welcome to this stunning semi-detached house located in the desirable Philips Field Close, Kettering. Built in 2020, this modern property offers a perfect blend of contemporary design and comfortable living. With five spacious bedrooms, it is ideal for families needing extra space or those seeking extra space for guests or a home office.

Located in Barton Seagrave, Hanwood Park is a vibrant and growing community with excellent local amenities, schools, and transport links. The development is subject to annual maintenance fees to ensure the upkeep of communal spaces.

Do not miss the chance to view this spacious property. Call us today to book a viewing.



Lounge

Triple double glazed window, giving plenty of light
 Laminated flooring
 Timber skirting
 New and improved radiators
 Spot lights to ceiling
 Electric fireplace, LED lighting
 TV bay on the wall, electric sockets

Kitchen

Dining space
 Induction hob
 LED lights
 Large sink and swan neck tap

Ground Floor W.C

Full height stainless steel radiator
 Wall cabinet with glass mirrors

Bedroom One

Laminated flooring with 5 mm insulation
 Oak skirting boards
 Spot lights
 Oak foldable door

Ensuite

Ceramic full wall tiles
 Full height stainless steel radiator
 Wall mounted mirror with LED light
 Laminated flooring
 Rain shower
 Cabinet with integrated basin

Bedroom Two

Double glazed window
 central heating radiator

Bedroom Three

Laminated flooring with insulation
 Oak skirting boards
 Spot lights to ceiling

Bathroom

Top Floor Bedrooms And Bathroom

Underfloor heating throughout
 Laminated flooring
 Velux windows with nets
 Bathroom sliding door

Exterior

Ring wired CCTV Cameras around the house, garden included
 Parking
 EV charging point at the front, professionally installed

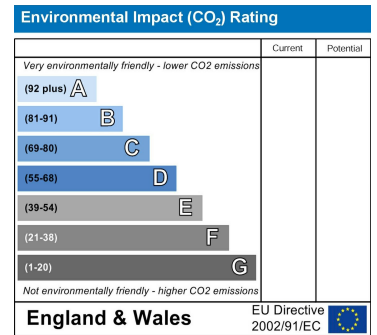
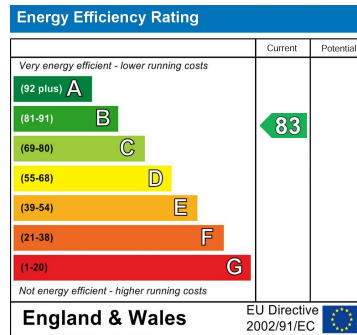
Wall mounted Awning in the garden
 Levelled garden floor, with extended slabs
 External water tap
 Wooden flowers tub
 Double garden gate

Outdoor workshop space, benefitting from -

Fully insulated Workshop, with electric rollershut, can hold a normal car inside
 Electric underfloor heating.
 All walls are boarded with timber panels
 Plenty of electric socket
 House glass windows and door.

Disclaimer

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 will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.



Ground Floor 4320 Park Approach, Thorpe Park, Leeds, LS15 8GB

Tel: 0113 892 1166

sales@goodmove.co.uk

www.goodmove.co.uk