

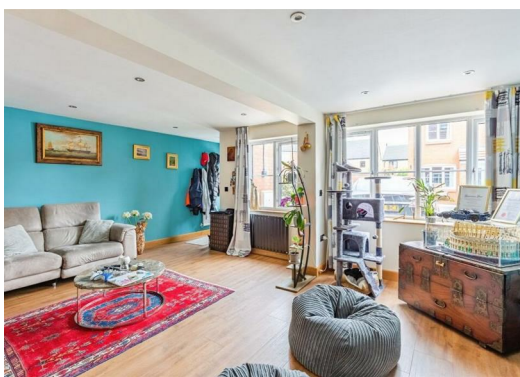


## 6 Philips Field Close, Kettering, NN15 6PQ Offers in excess of £350,000

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 steal 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 steal 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 WHATEVER IN RELATION TO THIS PROPERTY.

