



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 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 WHATEVER IN RELATION TO THIS PROPERTY.

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

