

2 Philips Field Close  
Kettering  
NN15 6PQ

£260,000



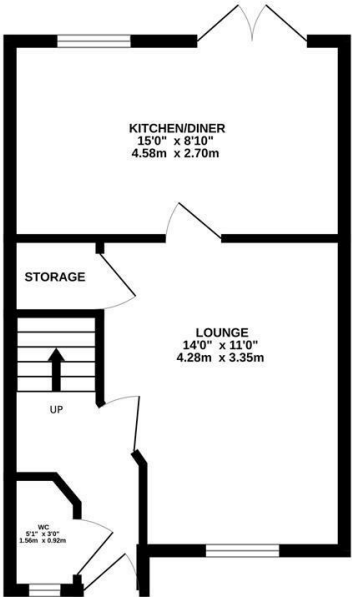
OSCAR JAMES

...expect excellence

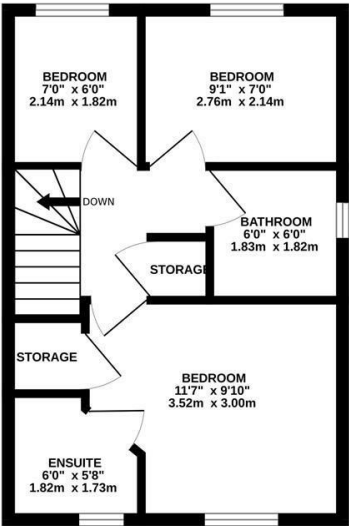


# FLOOR PLANS

GROUND FLOOR  
354 sq.ft. (32.9 sq.m.) approx.



1ST FLOOR  
344 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 698 sq.ft. (64.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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## AT A GLANCE...



Lounge



Kitchen Diner



3 Bedrooms



Family Bathroom, Ensuite, W/C



Rear Garden



Off Road Parking





## WHAT'S GREAT?

Situated on the sought-after Cranford Chase development in Hanwood Park, Barton Seagrave, this modern three-bedroom semi-detached home offers stylish, well-balanced accommodation and off-road parking for multiple vehicles.

The property features a welcoming entrance hallway, a spacious lounge, and a contemporary kitchen/diner fitted with integrated appliances. There is ample space for a dining table, and French doors open directly onto the rear garden, creating a bright and sociable living space ideal for family life. A convenient ground-floor W/C completes the layout.

Upstairs, the property offers three well-proportioned bedrooms, including a master bedroom with en-suite shower room, a second double bedroom, and

a generous single bedroom, along with a modern three-piece family bathroom.

Outside, the rear garden provides a blank canvas—mostly laid to lawn and ready for personalisation—perfect for buyers looking to create their own outdoor space.

An excellent opportunity to purchase a well-presented home on a popular modern development, close to local schools, amenities, and transport links.

...expect excellence





# SELLER'S SECRET

We have loved living here it just time to upsize. Having a primary school and local amenities on your doorstep is a real bonus



## Why we like it....

Built by Persimmon this property sits in a nice cul-de-sac. The garden space is a great size for a new build property

# OSCAR JAMES

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To buy or not to buy....

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