12 Charles Street, Kettering NN16 9RN

£300,000

Asking Price











Brand NEW HOME, build complete and ready to view

Ready to move into, with no chain! This new three-bedroom semi-detached home offers spacious, comfortable modern living over three floors, in an established and sought-after area just off Rockingham Road in Kettering, convenient for local amenities and the town centre. Designed from the ground up to be energy efficient, this family home needs to be viewed inside to appreciate the space and the quality of finish on which Britannia Homes' reputation is built.

The large open-plan kitchen, dining and living area features rooflights and patio doors opening onto a long, enclosed, south-facing rear garden. The luxurious kitchen has granite worktops and a comprehensive range of appliances, including an induction hob. A separate living room and ground-floor WC complete the ground floor.

On the first floor, there are 2 generous sized bedrooms and a family bathroom with a mixer shower over the bath. The second floor offers a double bedroom with a spacious en suite shower room.

The property is highly insulated: the 350mm cavity walls contain 150mm of insulation, with 150mm Cellatex insulation also provided in the ground floor and roof. Central heating is supplied by a traditional gas-fired combination boiler to radiators, while PVC double glazing and solar panels further complement the home's energy efficiency. To appreciate the quality of the build and the space on offer, you really do need to see this superb home for yourself.

Come and VIEW today – call Lucas Sales & Lettings now! We want to make the time to show you and if you wish, the construction director of Britannia Homes will be on hand to answer all your questions.

Tenure: Freehold
Energy Rating: B
Council Tax Band: New Build

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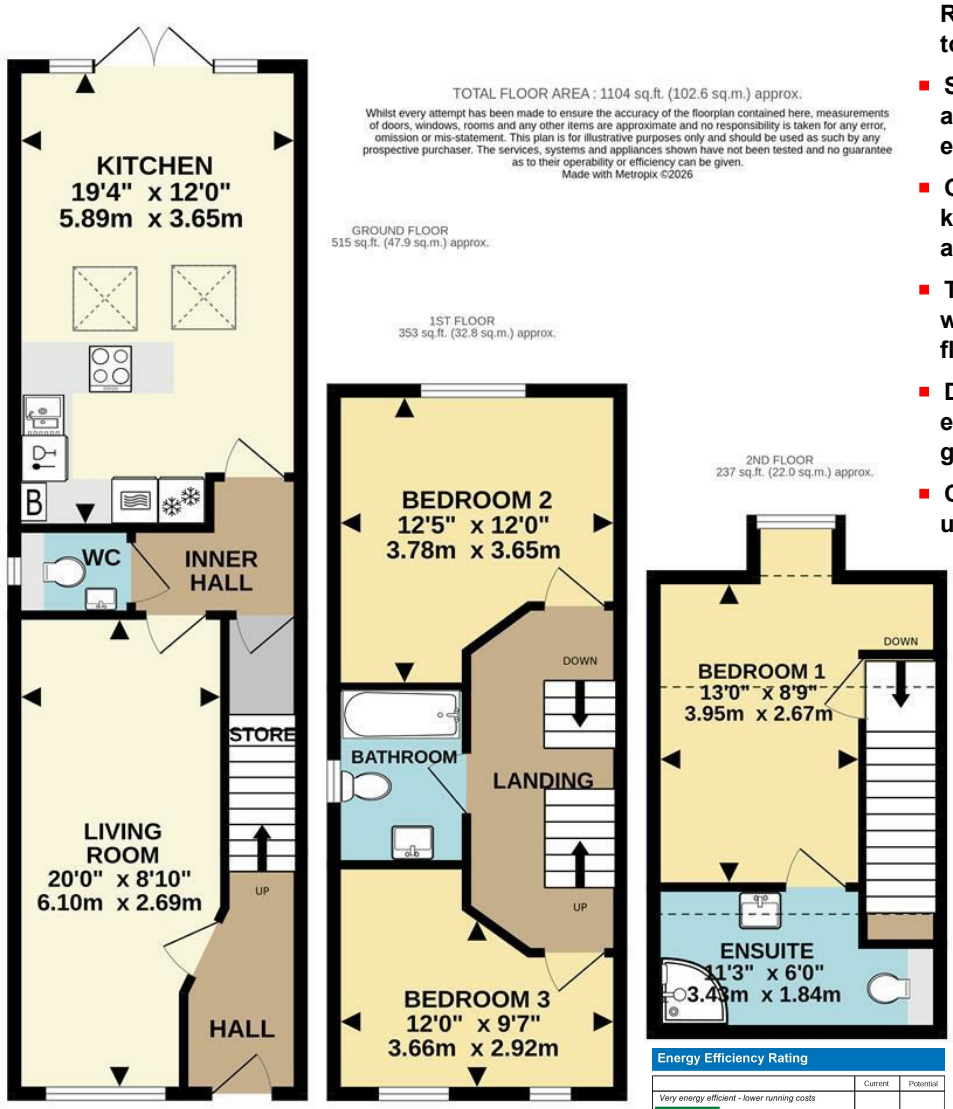
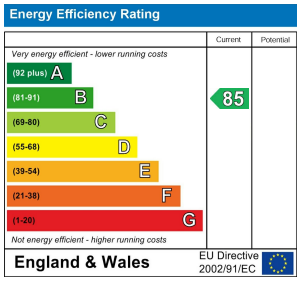
- **Brand-new three-bedroom semi-detached home over three floors, build complete, ready to move into and offered with no chain**
- **Sought-after setting just off Rockingham Road, convenient for local amenities and the town centre**
- **Spacious open-plan kitchen, dining and living area with rooflights and patio doors to a long, enclosed, south-facing garden**
- **Granite worktops, a comprehensive range of kitchen appliances and an induction hob, plus a separate living room and ground-floor WC**
- **Two double bedrooms and a generous single, with a family bathroom and spacious second-floor en suite shower room**
- **Designed for energy efficiency, with extensive insulation, PVC double glazing, a gas-fired combination boiler and solar panels**
- **Compariqo 10 year build warranty underwritten by Millenium Insurance Co**















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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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