

10 Charles Street, Kettering NN16 9RN
Asking Price £300,000



A brand-new home, ready to move into!

Be the first to call this beautifully finished, three-bedroom semi-detached property home. Now complete and ready to move into, with no onward chain, this fabulous NEW home combines generous accommodation over three floors with a south facing enclosed garden in a sought-after setting just off Rockingham Road in Kettering. Local amenities and the town centre are conveniently placed, while inside, the space and attention to detail showcase the quality for which Britannia Homes is known.

At the heart of the home is a spacious open-plan kitchen, dining and living area, with rooflights bringing in natural light and patio doors leading out to a long, enclosed, south-facing rear garden. Granite worktops and a comprehensive range of appliances, including an induction hob, give the kitchen a luxurious finish. A separate living room provides another space to relax, and a ground-floor WC adds everyday convenience.

The first floor offers two generously sized bedrooms and a family bathroom fitted with a mixer shower over the bath. On the second floor, a further double bedroom is complemented by a spacious en suite shower room.

Energy efficiency has been considered from the outset. The 350mm cavity walls incorporate 150mm of insulation, with 150mm insulation also provided in the ground floor and roof. A traditional gas-fired combination boiler supplies central heating to radiators, complemented by PVC double glazing and solar panels.

With the build complete and no onward chain, arrange a viewing to experience the generous layout and quality of finish for yourself. Book a viewing with Lucas and meet the construction director who will be pleased to answer any questions.

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

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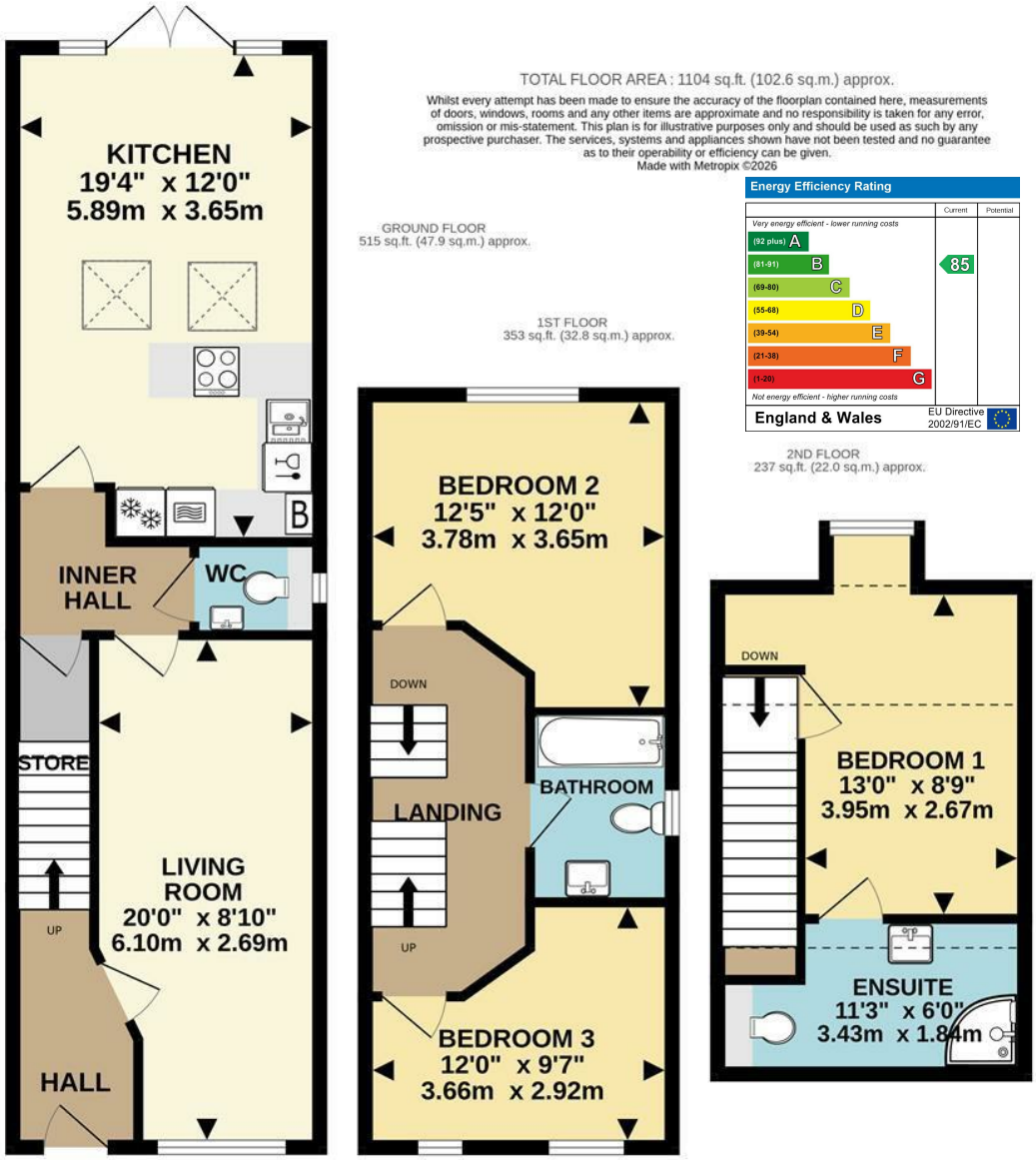
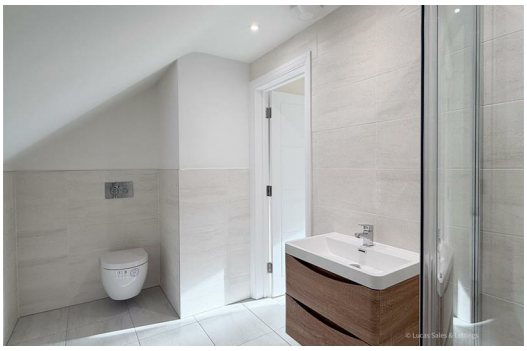


- Move straight into a beautifully finished, brand-new three-bedroom semi-detached home, with no onward chain
- Generous accommodation arranged over three floors, in a sought-after location off Rockingham Road, Kettering
- Light-filled open-plan kitchen, dining and living space, with rooflights and patio doors to a long, enclosed, south-facing garden
- Granite kitchen worktops and a comprehensive range of appliances, including an induction hob, oven, microwave, dishwasher, washing machine
- Two generously sized first-floor bedrooms and a family bathroom, with a further double bedroom and spacious en suite on the second floor; ground-floor WC
- Built with energy efficiency in mind, combining extensive insulation, solar panels, PVC double glazing and gas-fired central heating to radiators
- 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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