

**4 The Bank, Kettering Road, Little Cransley  
NN14 1PJ**



**£129,995**

- A Victorian mid terraced cottage style property
- Quality Victorian features throughout.
- Fitted Kitchen
- Ground floor Wet room and stunning first floor bathroom
- Two reception rooms

### ENTRANCE HALL

Panelled uPVC door with frosted glass, radiator, dado rail, coving, stairs to 1st floor, c/h thermostat, original tiled floor, telephone point, access to lounge and sitting room.

### LOUNGE

14' 3" x 11' 6" (4.34m x 3.51m) Attractive period fireplace with marble hearth, solid oak surround and display shelving, facility for open fire. Double glazed bay window to front elevation, radiator, power point, tv point, coving, dado rail, picture rail.

### SITTING/DINING ROOM

12' 5" x 11' 5" (3.78m x 3.48m) An attractive room, having a uPVC double glazed window overlooking the rear garden, radiator, rustic brick fireplace with slabbed hearth, tv point, coving, gas point, power points, dado rail. Access to inner lobby with under stairs storage, with open access to:

### KITCHEN

10' 0" x 8' 0" (3.05m x 2.44m) Inset bowl and a half sink unit, matching floor and wall mounted cupboards, plumbing for washing machine, part tiled walls, power points, uPVC side window, tiled flooring, extractor, feature beams on ceiling, useful under stairs recess, uPVC double glazed door to rear garden. Access to:

### GROUND FLOOR WET ROOM

7' 6" x 5' 0" (2.29m x 1.52m) Electric walk-in shower facility, wash hand basin, low level w/c, fully tiled walls, uPVC rosted window to rear aspect, wall heater.

### FIRST FLOOR LANDING

Power points, coving access to insulated loft/roof space, over stairs shelved cupboard.

### BEDROOM ONE

15' 0" x 11' 0" (4.57m x 3.35m) Two double glazed windows to front aspect, feature fireplace with oak surround, radiator, power points.

### BEDROOM TWO

11' 0" x 8' 3" (3.35m x 2.51m) UPVC window overlooking rear garden, double radiator, power points.

### BATHROOM

10' 10" x 8' 0" (3.3m x 2.44m) A very spacious bathroom, formerly a bedroom. Providing a modern suit in white comprising large corner bath, pedestal wash basin, low level w/c. Ideal wall mounted gas c/h boiler, wood effect flooring, radiator, frosted uPVC window, extractor.

### EXTERNAL DETAILS

Area of garden directly in front of the property, right of way pathway leading to Kettering Road, low brick boundary wall.

## REAR GARDEN

Approx. 60 feet in length with lawn, well established borders containing a variety of shrubs and plants, mature trees, timber shed. Paved area, shared footpath leading to rear garden, potential off-road parking/garage space (subject to consent). Accessed via a small lane leading directly to Kettering Road.

<b>Tenure</b>	Freehold
<b>Services</b>	All main services are connected to the property. Condition of appliances unknown by Selling Agent.
<b>Viewing</b>	Please contact Keeble & Co telephone 01536 520158.
<b>Price</b>	£129,995

N.B. All measurements are approximate.

KEEBLE AND CO. FOR THEMSELVES AND FOR THE VENDORS OF THIS PROPERTY WHOSE AGENTS THEY ARE GIVE NOTICE THAT:

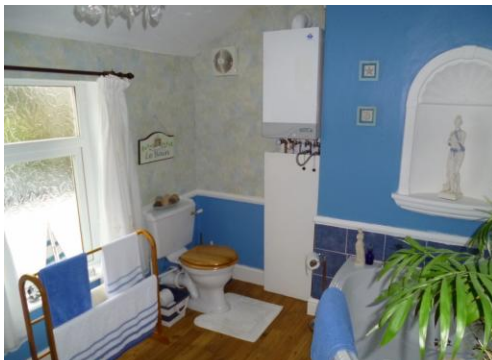
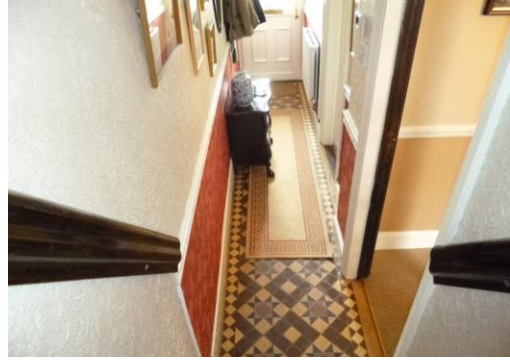
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**MORTGAGE ADVICE:** Our Mortgage Consultant will be pleased to advise on the most suitable mortgage for the purchase of this or any other property that you eventually buy. This service is FREE of charge and includes arranging the mortgage with access to all major lenders (written quotation available on request), assisting in the completion of application forms and advising on all aspects of house purchase, including Solicitors Charges, Indemnity Guarantee Premiums, Land Registry Fees etc. Life Assurance is usually required.

If you are interested in buying this property, please contact us at the earliest opportunity. In order to help our vendor clients decide on the acceptability of any offer you might make, we will need to obtain from you certain details and information. Although some of this can be taken over the telephone you will still be asked to make an early appointment with our Mortgage Advisor.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

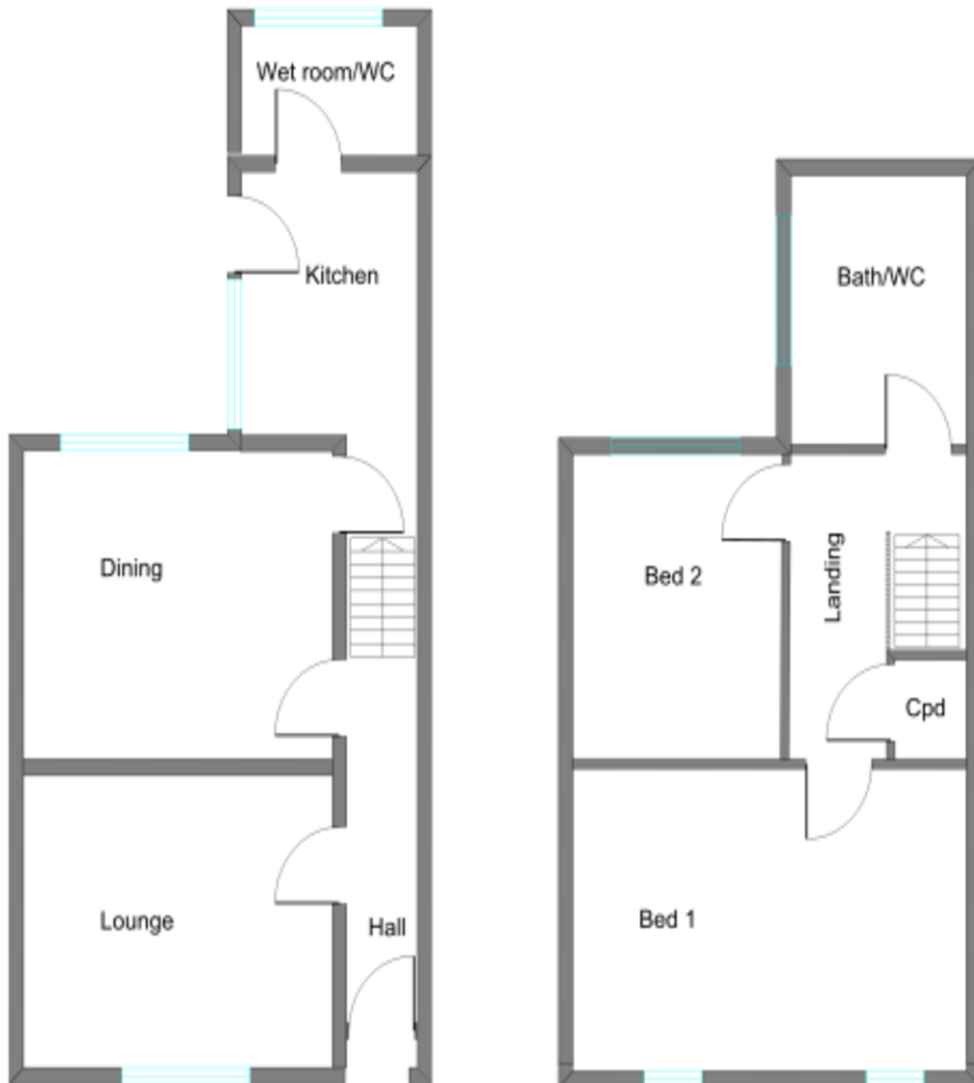
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

Address:  
4 the bank



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