



BRENNAN

BESPOKE

OFFERS IN EXCESS OF

£300,000

Broadway

Kettering, NN15 6DF

PROPERTY SUMMARY

Situated on the popular Broadway in Kettering, this spacious four-bedroom terraced home is offered to the market with no onward chain and is ideally located within walking distance of Kettering train station, the town centre and excellent local schooling, making it a superb choice for families and commuters alike. Upon entering, you are welcomed by a bright entrance hallway leading to a spacious bay-fronted open-plan lounge/diner. This impressive reception room offers ample space for both relaxing and entertaining, with the bay window filling the room with natural light and creating a warm, inviting atmosphere. The living space flows seamlessly into the kitchen, which offers a range of storage units, generous worktop space and room for a breakfast bar or small dining table. To the rear of the property is a versatile office overlooking the garden, providing an ideal space for home working, studying or hobbies. A convenient downstairs WC completes the ground floor. French doors from the kitchen open onto the rear garden, creating an excellent connection between the indoor and outdoor spaces. The property also benefits from a cellar, currently used for storage, which offers exciting potential for conversion into additional living accommodation, subject to the necessary permissions. Upstairs are four well-proportioned bedrooms, with the principal bedroom benefiting from fitted storage and an attractive bay window. A stylish refitted family bathroom features both a separate bath and shower. Outside, the generous rear garden provides a wonderful private retreat, featuring a patio area for outdoor dining, a large lawn ideal for families, and a secluded seating area to the rear. This fantastic home combines character, space and convenience in one of Kettering's most sought-after locations.

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OFFICE ADDRESS
BRENNAN BESPOKE
2 The Tithe Barn Glendon Lodge Farm
Glendon
Kettering
Northamptonshire
NN14 1QF

OFFICE DETAILS
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For identification only not to scale

Internal Area Approx. : 1517 ft²

BRENNAN
BESPOKE

LOCAL AUTHORITY
North Northamptonshire

TENURE
Freehold

COUNCIL TAX BAND
B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements