

BRENNAN

BESPOKE

£325,000
Dale Crescent
Kettering, NN15 6WT

Dale Crescent is set within the popular Barton Park development by Redrow in Barton Seagrave, well known for its close proximity to Wicksteed Park, making it an ideal setting for families who want green space and leisure on the doorstep. This three bedroom detached home enjoys a scenic outlook and offers a practical layout that suits modern day living, with a spacious lounge and a kitchen / dining room that provides a sociable hub for everyday routines and entertaining, supported by a convenient ground floor WC and useful storage. Upstairs, there are three bedrooms all with built in wardrobes including a principal bedroom with en suite, alongside a family bathroom, offering comfortable accommodation for growing families, guests or home working. The current owners have upgraded the kitchen appliances, including NEFF self cleaning ovens and a Bosch dishwasher and hob / extractor, the property also benefits from a full re-decoration throughout. Outside, the property benefits from a side driveway providing off road parking leading to a single garage, with the added advantage of an EV charger, while the rear garden is designed for easy enjoyment with a patio seating area, a lawn and a separate BBQ area

3

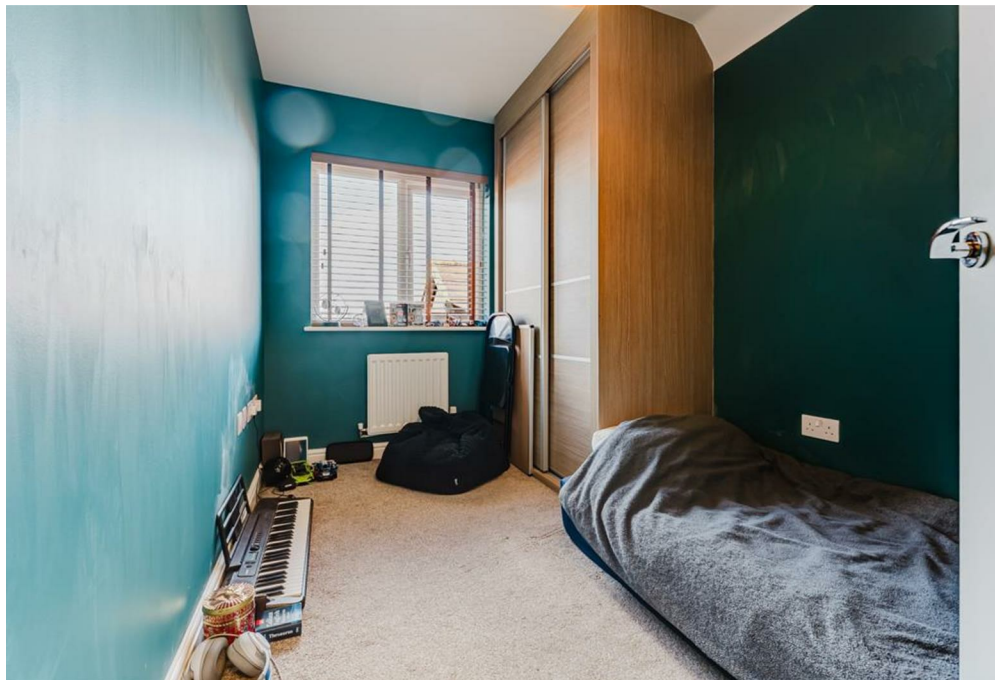


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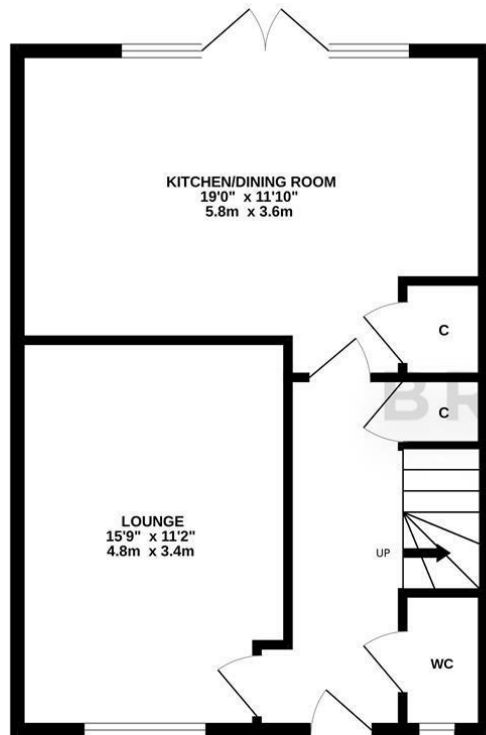


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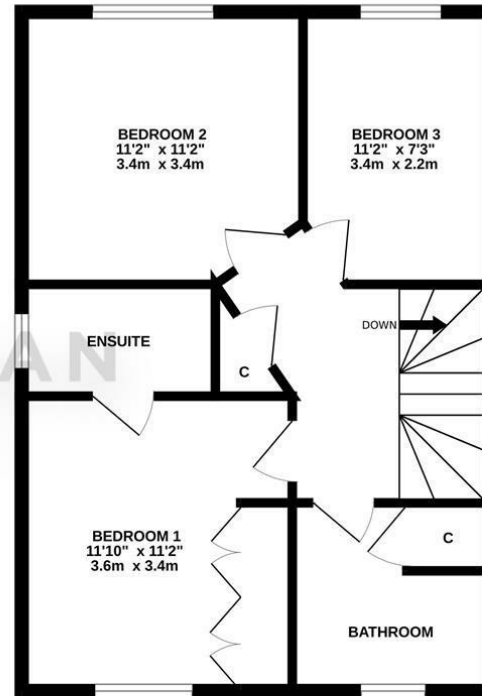




GROUND FLOOR
535 sq.ft. (49.7 sq.m.) approx.



1ST FLOOR
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA : 1070 sq.ft. (99.4 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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BRENNAN
BESPOKE

OFFICE ADDRESS

BRENNAN BESPOKE
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NN14 1QF

OFFICE DETAILS

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LOCAL AUTHORITY
North Northamptonshire

TENURE
Freehold

COUNCIL TAX BAND
D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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