



Music enthusiasts and musicians alike will find this house irresistible! The current owners have transformed the garage into a sound-insulated music room/play room/studio, cleverly concealed behind the original garage door. With the appropriate consents, this versatile space could be converted into another reception room or integrated into a separate annex.

Situated on an expansive plot, the property boasts a wide driveway that can accommodate 5 to 6 vehicles. Additionally, double gates on the side provide secure storage for a trailer, leading to a substantial, insulated shed ideal for dry, secure storage.

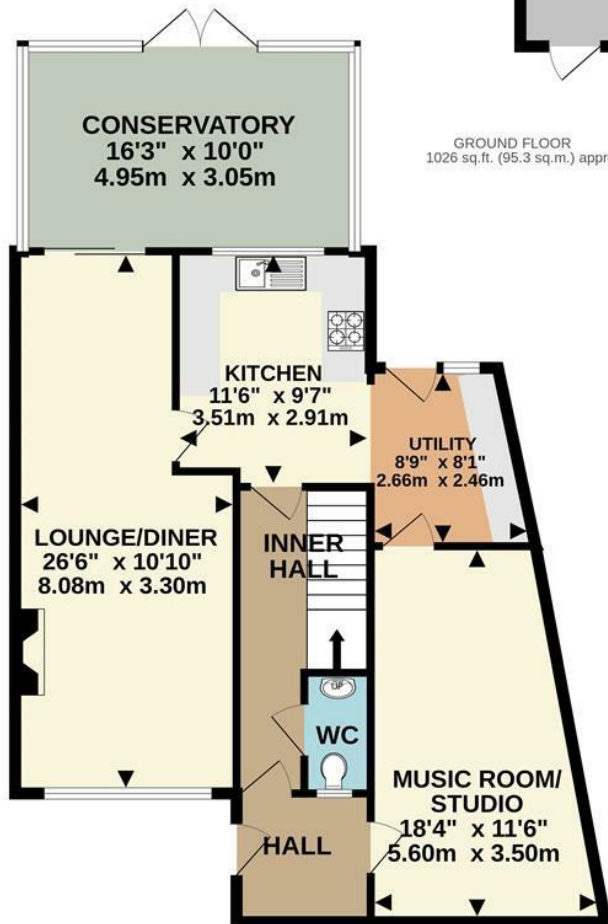
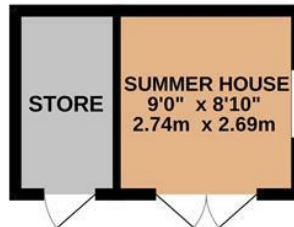
The generously sized rear garden, partially enclosed by a brick wall, features a substantial summer house with an adjoining storage area. Inside, the property offers practical amenities including a ground floor WC, a separate utility area, a fitted kitchen, and a conservatory with an insulated roof for year-round enjoyment. This adaptable family home offers exceptional parking, extensive storage facilities, and a large garden, presenting immense potential. To truly appreciate all it has to offer, call Lucas now to book a viewing. This is a property you won't want to miss!

**69 Brambleside
Kettering NN16 9BP
Asking Price £310,000**

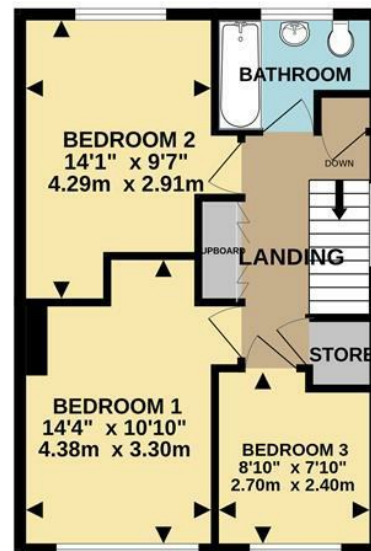
**Tenure: Freehold
Energy Rating: C
Council Tax Band: B**

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TOTAL FLOOR AREA : 1478 sq.ft. (137.3 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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GROUND FLOOR
1026 sq.ft. (95.3 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.

- Sound proofed studio, perfect for musicians or budding recording artists
- Potential to create separate annex - check out the floor plan
- A fabulous family home with enormous further potential, look at the size of the garden for starters
- Extensive level off road parking to front, double gates to side
- Large insulated timber storage unit, substantial summer house with store
- Gas central heating, PVC double glazing, ground floor wc
- Conservatory with insulated roof for year round enjoyment
- Popular Brambleside location close to shop, schools and pubs

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



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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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