

# BRENNAN

BESPOKE



OFFERS IN EXCESS OF

**£220,000**

**Taylor Drive**

Kettering, NN15 5FQ

## PROPERTY SUMMARY

Situated on Taylor Drive in the popular Barton Seagrave area, this well-presented two-bedroom mid-terraced home offers practical and comfortable accommodation, ideal for first-time buyers, downsizers or investors. The property is positioned along a private driveway serving just three properties, providing a sense of privacy and reduced passing traffic.

Upon entering, you are welcomed into a hallway which leads to the kitchen, located at the front of the home. The kitchen offers ample storage and worktop space and benefits from integrated appliances including washing machine, dishwasher and fridge freezer, making it well suited for modern everyday living. Also positioned to the front is a convenient downstairs WC, adding to the practicality of the ground floor layout.

To the rear of the property is a bright and spacious lounge/diner, providing a versatile living and entertaining space. This room comfortably accommodates both seating and dining areas and benefits from double doors opening onto the rear garden, allowing natural light to flood the space and creating a seamless connection between indoor and outdoor living.

Upstairs, the property offers two generously sized double bedrooms, both well proportioned and suitable for a range of uses, whether as bedrooms, a guest room or a home office. The accommodation is completed by a family bathroom, serving both bedrooms.

2



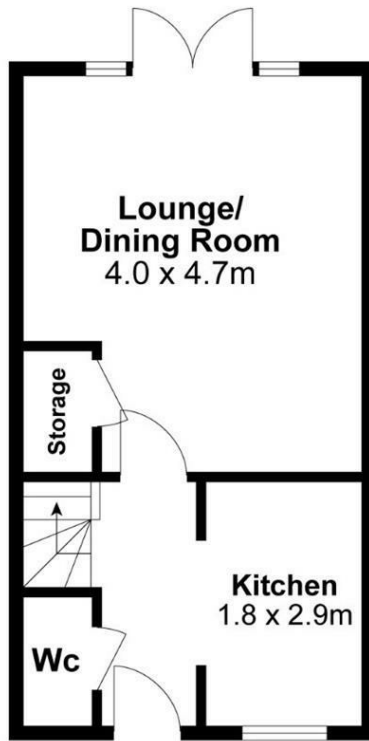
1



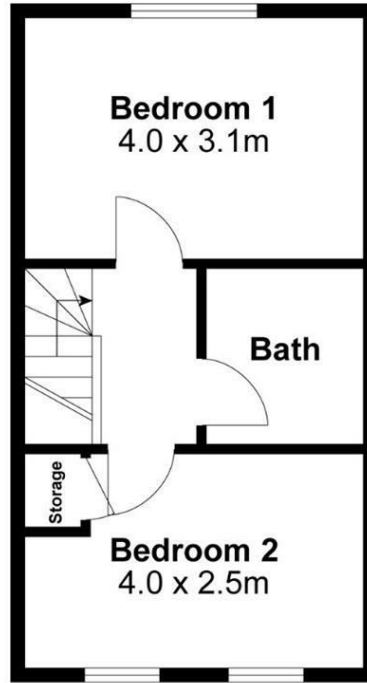
1







**Ground Floor**



**First Floor**

Internal Area Approx. : 62m<sup>2</sup>

For identification only not to scale

**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			98
(81-91) B		85	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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

**BRENNAN**  
BESPOKE

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

**OFFICE DETAILS**  
01536 904400  
info@brennanbespoke.co.uk  
<https://www.brennanbespoke.co.uk>