

# BRENNAN

BESPOKE

OFFERS IN EXCESS OF

**£250,000**

**Mercury Road**

Kettering, NN15 4BD

## PROPERTY SUMMARY

Mercury Road is a modern Bellway-built terraced home, ideal as a starter home or a great option for couples looking to downsize without compromising on finish or practicality. Tastefully decorated throughout and presented to a good standard, the property offers a layout that works well for day-to-day living, with a comfortable living room and a spacious kitchen/breakfast room that provides the main hub of the home, supported by a convenient ground floor WC. Upstairs, there are three bedrooms in total, including two good-sized bedrooms and a third compact room that is ideal as a nursery or study, alongside a family bathroom and an en-suite to the principal bedroom, offering a modern setup that suits a range of buyers. Outside, the property benefits from off-road parking to the front, while the rear garden is private and thoughtfully landscaped across two levels, creating a low-maintenance space with defined areas for relaxing and outdoor seating. Overall, this is a well-presented modern home in a popular style of development, offering a great balance of finish, flexibility and outside space.

\*\* Please note this development charges a yearly maintenance fee

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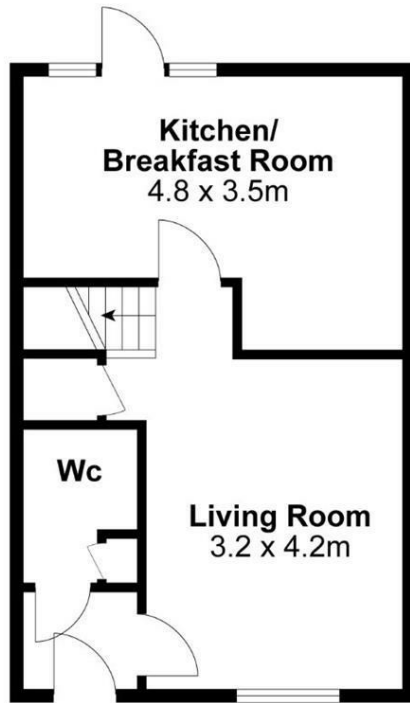
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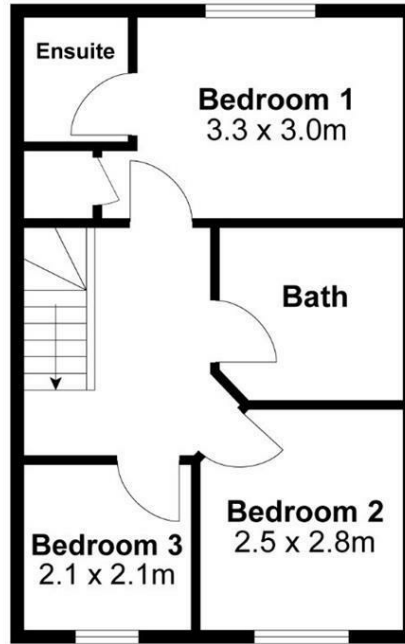
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**Ground Floor**



**First Floor**

For identification only not to scale

Internal Area Approx. : 836.3 ft<sup>2</sup>

**BRENNAN**  
BESPOKE

**BRENNAN**  
BESPOKE

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

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

**LOCAL AUTHORITY**  
North Northamptonshire

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
B

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>84</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 &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