

£120,000

Regent Gate

Kettering, NN16 8JD

Regent Gate is a landmark factory conversion positioned right in Kettering town centre, and this three-storey, two-bedroom home is a truly unique, one-off property offered to the market with no onward chain. Full of character throughout, the home showcases exposed brickwork, original large factory-style windows and a layout that feels distinctly different to a typical modern build, making it ideal for buyers looking for something with personality and a strong sense of place. The accommodation is arranged over three levels, with a spacious lounge occupying the upper floor and benefiting from the impressive window proportions that help flood the space with natural light, while the middle floor provides the kitchen and main bathroom, creating a practical separation between living and sleeping areas. The lower level includes two bedrooms, with the added benefit of an en-suite to one of the bedrooms, offering everyday convenience for owners and guests alike. With its central location, distinctive architecture and authentic conversion features, this is a standout home for first-time buyers or investors wanting a town-centre property with genuine character.

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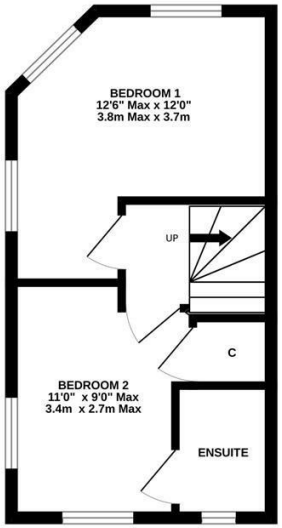




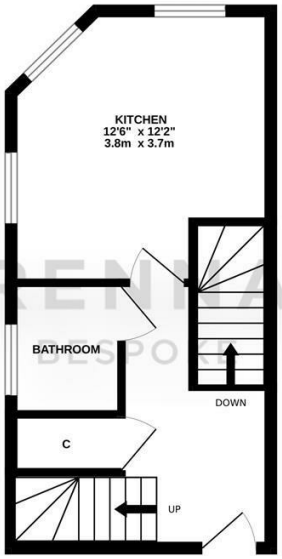




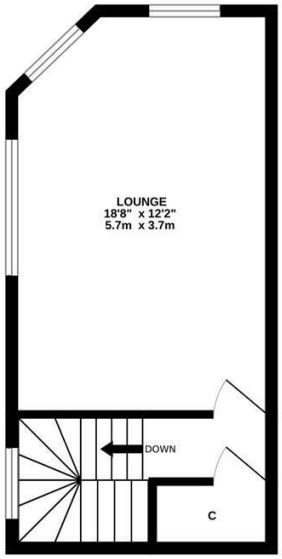
BASEMENT
276 sq.ft. (25.6 sq.m.) approx.



GROUND FLOOR
293 sq.ft. (27.2 sq.m.) approx.



1ST FLOOR
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 861 sq.ft. (80.0 sq.m.) approx.

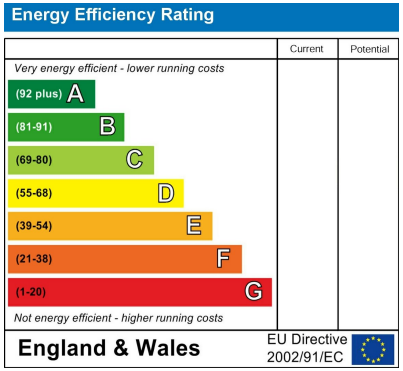
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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LOCAL AUTHORITY
North Northants council

TENURE
Leasehold

COUNCIL TAX BAND
B

VIEWINGS
By prior appointment only



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