

# BRENNAN

BESPOKE

OFFERS IN EXCESS OF

**£425,000**

**High Street**

Kettering, NN14 1RQ

Situated on High Street in the sought-after village of Rushton, this beautifully presented three-bedroom semi-detached home offers spacious and versatile accommodation, ideal for modern family living. Thoughtfully extended to the rear, the property combines character features with contemporary open-plan living spaces, creating a welcoming and practical home throughout. Upon entering, you are greeted by a large and inviting entrance hallway with doors leading to the principal ground floor rooms. The cosy lounge features a working log-burning stove, providing a warm and relaxing atmosphere, while a separate office offers the perfect space for home working or study. To the rear, the impressive extension creates a stunning open-plan kitchen, dining and family area, designed for entertaining and everyday living alike. Large sliding doors flood the space with natural light and open directly onto the rear garden. A separate utility room and convenient downstairs shower room further enhance the practicality of the accommodation. Upstairs, the property continues to impress with three generously sized double bedrooms. All bedrooms benefit from built-in storage, while the principal bedroom also enjoys the luxury of an ensuite shower room. A stylish family bathroom serves the remaining bedrooms. Outside, the property offers off-road parking and access to a single garage at the front. To the rear is a superb private tiered garden featuring multiple seating areas, mature planting and a large lawn, providing an excellent outdoor space for families and entertaining.

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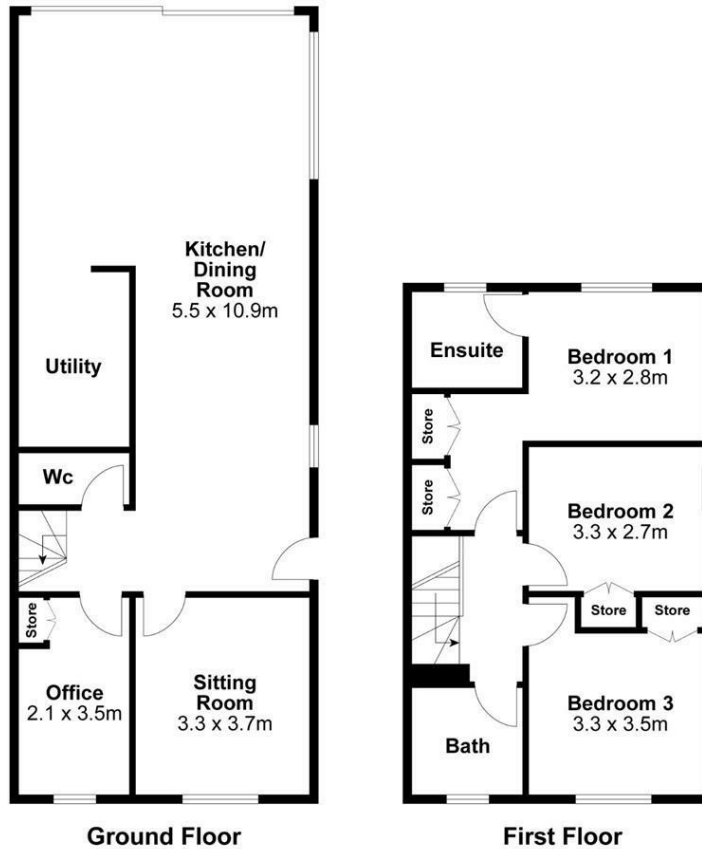
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For identification only not to scale

Internal Area Approx. : 134m<sup>2</sup>

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**LOCAL AUTHORITY**  
North Northamptonshire

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
C

**VIEWINGS**  
By prior appointment only

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

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