

# BRENNAN

## BESPOKE



**£285,000**

**Pinewood Close**

Kettering, NN16 9BQ

Presenting a spacious and well-appointed three-bedroom detached home in the highly sought-after Brambleside area of Kettering. This attractive property offers flexible living space, excellent parking, and a private garden, making it perfect for families or anyone seeking a comfortable and practical home in a popular residential location. Step into a welcoming hallway leading to a generous lounge, ideal for relaxing with family or friends. The separate dining room provides a great space for entertaining or family meals, while the open plan kitchen/breakfast room is the heart of the home, offering modern fittings and plenty of space for informal dining. A useful separate utility room keeps laundry and storage neatly tucked away. Upstairs, you'll find three well-sized bedrooms and a contemporary family bathroom, providing comfort and flexibility for growing families or guests. Outside enjoy a private rear garden, perfect for outdoor entertaining, gardening, or play. The property also benefits from a garage and ample driveway parking for up to three cars, ideal for families or visitors. Located in the ever-popular Brambleside area, this home is close to local amenities, schools, parks, and excellent transport links, making everyday life easy and convenient.

3



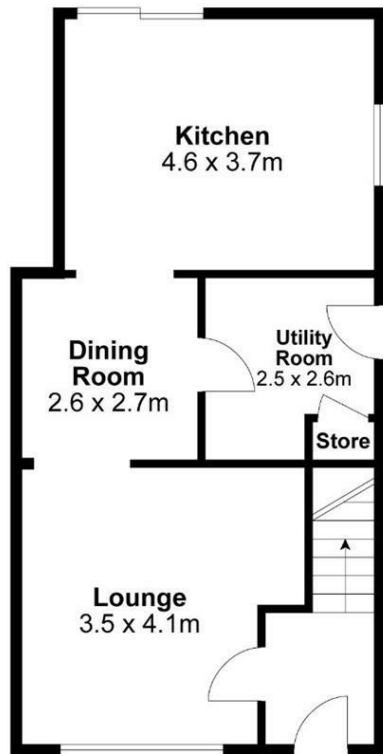
1



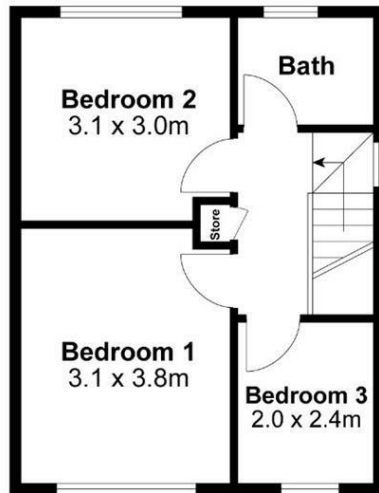
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**Ground Floor**



**First Floor**

Internal Area Approx. : 88m<sup>2</sup>

For identification only not to scale

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BESPOKE

**LOCAL AUTHORITY**  
North Northamptonshire

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
D

**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>		<b>76</b>
(55-68) <b>D</b>	<b>62</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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