

BRENNAN

BESPOKE

£220,000

Sydney Street

Kettering, NN16 0HY

A well-presented two-bedroom semi-detached home ideally situated on Sydney Street, within walking distance of Kettering town centre, local schooling and a range of amenities. Offering spacious accommodation, a refitted kitchen, conservatory and private rear garden, this property would make an excellent first-time buy or investment. Entering through the front door, you are welcomed into the attractive bay-fronted lounge, providing a comfortable and inviting living space. The accommodation continues through to the refitted kitchen, which offers a practical and modern layout. To the rear is a useful conservatory, currently utilised as a dining and family room, with double doors opening directly onto the garden, creating a fantastic space for both everyday living and entertaining. Upstairs are two good-sized double bedrooms. The master bedroom benefits from its own shower room, while the separate family shower room serves the second bedroom and completes the first floor. Outside, the private rear garden provides a pleasant outdoor space, with a handy workshop/garage offering excellent additional storage and potential for a variety of uses. The property's location is a particular feature, being within easy walking distance of Kettering town centre, local schools and a wide range of amenities. With its generous accommodation, useful additional reception space and convenient position, this is a fantastic opportunity for buyers seeking a well-located home in Kettering.

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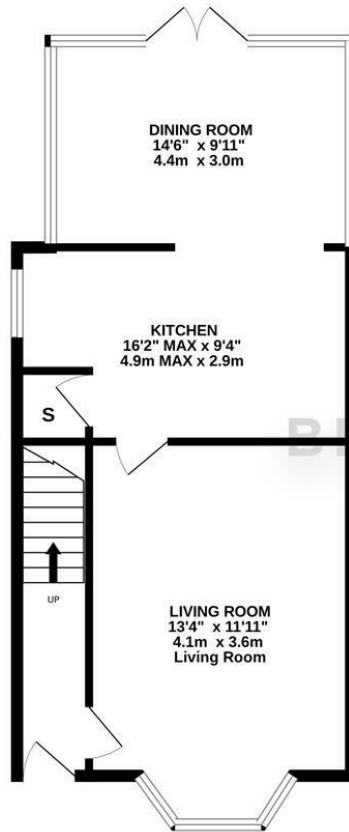


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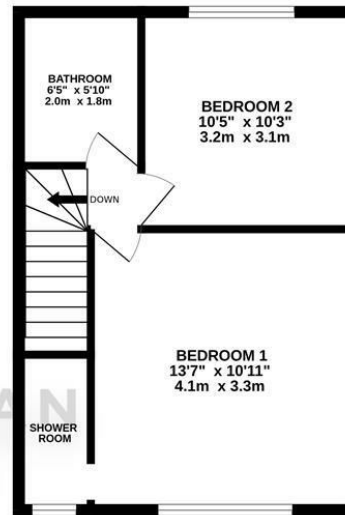




GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA: 963 sq.ft. (89.4 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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OFFICE ADDRESS

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Glendon
Kettering
Northamptonshire
NN14 1QF

OFFICE DETAILS

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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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	70
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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