



## 1 Dene Close, Kettering NN16 9HH Offers Over £275,000

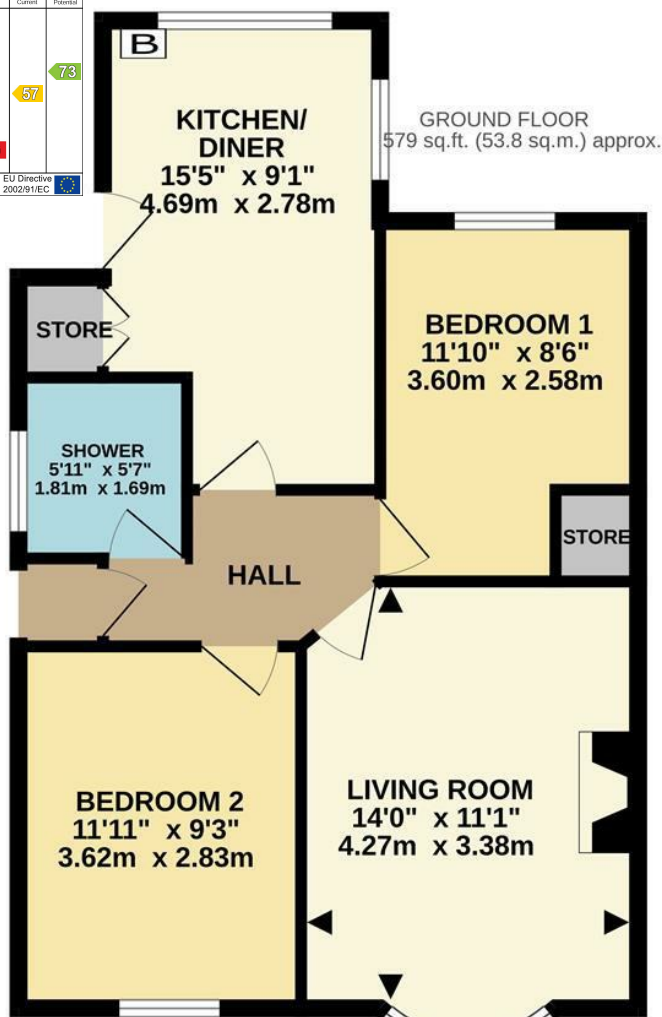
A two-bedroom detached bungalow occupying an enviable plot, offering excellent scope to extend and create extensive parking if required, subject to any necessary permissions. It is rare to find a property that is so genuinely detached and surrounded by gardens, making this an especially appealing opportunity. The rear of the property enjoys a southerly aspect, while the larger side garden benefits from a westerly aspect. The well-proportioned accommodation includes a kitchen with space for a table and chairs, a bay-windowed lounge, and a shower room with WC. PVC double glazing was installed in 2024, and the property also benefits from gas central heating. There is ample potential to create off-road parking, although a dropped kerb would need to be installed.

The property is located in the sought-after North Ward of Kettering, just a few metres from Rockingham Road, where regular bus services pass by and the local pub, The Beeswing, is situated. Local shops can be found nearby in Brambleside and Rockingham Road, with Asda only half a mile away. Kettering town centre is approximately one mile from the property. NO CHAIN.

**Tenure: Freehold**  
**Energy Rating: D**  
**Council Tax Band: C**

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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-100) A                                  |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |



TOTAL FLOOR AREA : 579 sq.ft. (53.8 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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- Two-bedroom detached bungalow in the sought-after North Ward of Kettering
- Envious plot, genuinely detached and surrounded by gardens
- Excellent scope to extend, subject to any necessary permissions
- Potential to create extensive off-road parking, with dropped kerb required
- Southerly rear aspect and larger westerly-facing side garden
- PVC double glazing installed in 2024 and gas central heating



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Important: We would like to inform prospective purchasers that these sales particulars have been prepared in good faith as a general guide only. A survey has not been carried out, nor the services, appliances and fittings tested. All measurements are approximate; sizes should not be relied upon for furnishing, or any other purposes. Floor plans are for guidance and illustration purposes only and are not to scale. Photos are taken with a wide angle lens. Items shown in the photographs are expressly excluded unless agreed otherwise in writing. If there are any matters likely to affect your decision to buy, please contact us before viewing the property and clarify all matters prior to offer. L786

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