



BRENNAN

BESPOKE

OFFERS IN EXCESS OF

£310,000

Waterhouse Gardens

Kettering, NN15 5TU

PROPERTY SUMMARY

Waterhouse Gardens is a three double bedroom detached family home set within a popular residential area of Barton Seagrave, offering a practical layout with generous ground floor living space, a garage and off-road parking, and a rear garden designed for both relaxing and entertaining. The accommodation begins with a welcoming entrance hall and includes a comfortable lounge, alongside a spacious kitchen that provides the main hub of the home with plenty of room for day-to-day living and dining, complemented by a conservatory that adds an additional reception space overlooking the garden. A ground floor WC adds everyday convenience, while a separate office provides ideal work-from-home space or flexibility for hobbies and storage. Upstairs, the property offers three bedrooms, including a principal bedroom with en-suite, along with a family bathroom serving the remaining rooms, making it well suited to families, couples or those needing dedicated workspace. Outside, the home benefits from off-road parking and a garage, while the rear garden is a real highlight private and well maintained, with a lawn and a decked area that creates an excellent space for outdoor seating, dining and summer entertaining.

3



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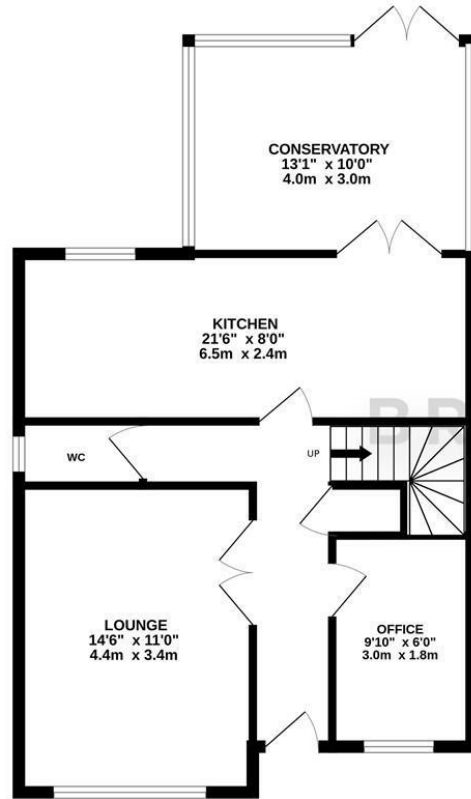


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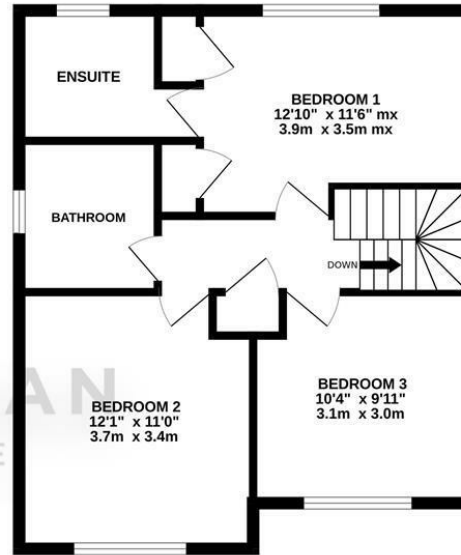




GROUND FLOOR
654 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA: 1174 sq.ft. (109.1 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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BRENNAN
BESPOKE

OFFICE ADDRESS

BRENNAN BESPOKE
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Northamptonshire
NN14 1QF

OFFICE DETAILS

01536 904400
info@brennanbespoke.co.uk
<https://www.brennanbespoke.co.uk>

LOCAL AUTHORITY

TENURE

Freehold

COUNCIL TAX BAND

D

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		
(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