

BRENNAN

BESPOKE

£325,000
Thornton Avenue
Kettering, NN15 6QN

PROPERTY SUMMARY

Positioned within a highly sought after residential development, this beautifully presented three bedroom detached home offers generous and well considered accommodation across two floors, alongside a lifestyle opportunity that continues to grow. With a brand new David Lloyd gym, schools and independent shops all planned as part of the ongoing estate amenities, this is a location that promises even more for those who get in early. Step inside and you are immediately greeted by a home that has been maintained to a high standard throughout. The ground floor flows effortlessly, with a spacious and well proportioned living room offering a comfortable and relaxed space for everyday life and entertaining alike. The open plan kitchen and dining room is a real highlight of the home, providing a fantastic area for family meals and gatherings with ample room for a large dining table. A dedicated utility room adds further practicality to the layout, while a convenient ground floor WC completes the downstairs accommodation perfectly. Upstairs, three generously proportioned double bedrooms are arranged across the first floor, each offering comfortable and versatile space to suit a growing family, visiting guests or those looking to work from home. The principal bedroom benefits from a private en suite shower room, while a well appointed family bathroom serves the remaining bedrooms with ease. Externally, the property occupies a generous corner plot, with a beautifully landscaped rear garden providing a private and attractive outdoor space that is perfect for relaxing and entertaining through the warmer months. Set within a fast developing and increasingly popular residential estate, with a David Lloyd leisure facility, local shops and new schooling provisions all taking shape nearby, this is a genuinely exciting and forward thinking purchase for buyers looking to plant roots somewhere special.

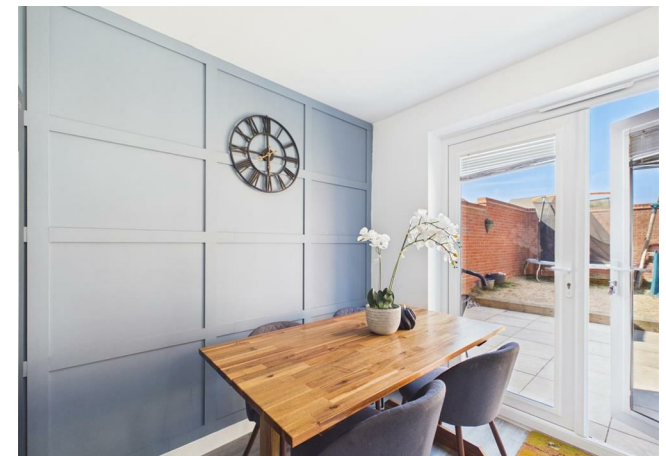
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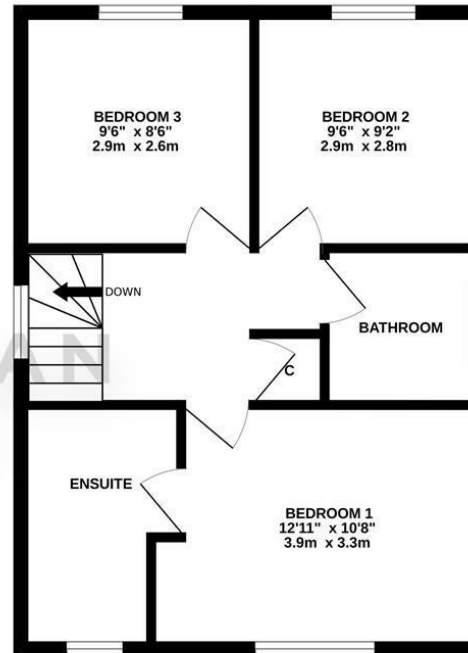




GROUND FLOOR
471 sq.ft. (43.7 sq.m.) approx.



1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.4 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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BRENNAN
BESPOKE

OFFICE ADDRESS

BRENNAN BESPOKE
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Northamptonshire
NN14 1QF

OFFICE DETAILS

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<https://www.brennanbespoke.co.uk>

LOCAL AUTHORITY
North Northants Council

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		95
(81-91) B	83	
(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