

# BRENNAN

BESPOKE

OFFERS IN EXCESS OF

**£190,000**

**Lawson Street**

Kettering, NN16 8XU



Situated on Lawson Street in Kettering, this spacious three-bedroom terraced home offers well-proportioned accommodation and an impressive rear garden, making it an ideal purchase for families, first-time buyers or investors. Upon entering the property, you are welcomed into a bright and inviting lounge/diner, which provides a generous and versatile living space. A feature fireplace creates an attractive focal point, adding character and warmth to the room, while the open layout allows for both comfortable seating and dining areas. This space flows naturally through to the kitchen, which offers ample storage and worktop space to cater for everyday needs.

Beyond the kitchen is a particularly useful utility room, providing additional space for appliances, storage and laundry, helping to keep the main living areas organised and clutter-free. Upstairs, the first floor comprises three well-proportioned bedrooms, all offering good space for furnishings and flexibility for a range of uses, whether as bedrooms, a home office or guest accommodation. A family bathroom serves the first floor and completes the internal layout. Externally, the property truly stands out with its exceptionally large rear garden. Accessed via double doors from the house, the garden begins with a decked seating area, ideal for outdoor dining and entertaining. Beyond this, the garden is mainly laid to lawn, offering a fantastic space for families, gardening enthusiasts or simply enjoying the outdoors. At the far end, a charming summer house with power provides a versatile space, perfect for relaxing, entertaining guests or even creating a dedicated home office. This fantastic home combines space, character and a truly impressive outdoor setting.

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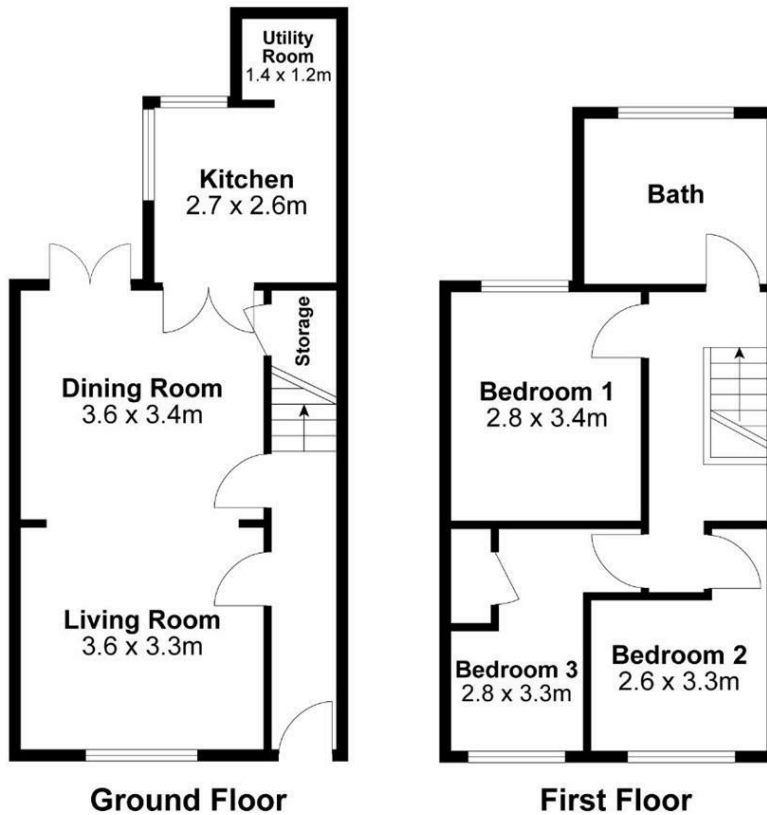
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For identification only not to scale

Internal Area Approx. : 79m<sup>2</sup>

**BRENNAN**  
BESPOKE

**LOCAL AUTHORITY**  
North Northamptonshire

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
A

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
<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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