

BRENNAN

BESPOKE

OFFERS IN EXCESS OF

£290,000

Old Dry Lane

Kettering, NN14 3HY

A charming and characterful three-bedroom cottage, situated in a peaceful village location and offering deceptively spacious accommodation, a converted outbuilding, private garden and off-road parking for two vehicles. Entering through the hallway, you are welcomed into the inviting lounge, featuring an attractive fireplace that provides a lovely focal point and adds to the property's character. The accommodation continues through to the kitchen/diner, creating a sociable space for everyday living and entertaining, with double doors opening directly onto the rear garden. A handy downstairs WC completes the ground floor. Upstairs, there are three good-sized bedrooms, with the master bedroom benefiting from its own ensuite shower room. The remaining bedrooms are served by the family bathroom, completing the first-floor accommodation. One of the property's particularly appealing features is the fully converted outbuilding, which benefits from its own shower room. Currently used as a home office, this versatile space has previously been utilised as a bedroom and could lend itself to a variety of uses, including guest accommodation, a workspace or hobby room. Outside, the private rear garden has been designed for ease of maintenance, with mature shrubs and trees creating an established and pleasant setting. There is also off-road parking for two vehicles, adding further convenience. Located in the desirable village of Brigstock, this charming home combines traditional cottage character with practical modern living. The additional converted outbuilding offers excellent flexibility, making the property particularly appealing to buyers seeking space for home working, guests or multi-generational living. With its character features, three bedrooms, ensuite, versatile outbuilding, private garden and parking, this is a wonderful opportunity to acquire a distinctive village home. Early viewing is highly recommended to appreciate everything on offer.

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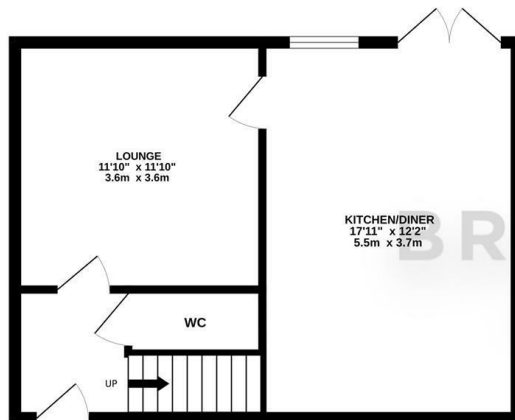
OFFICE ADDRESS

BRENNAN BESPOKE
2 The Tithe Barn Glendon Lodge Farm
Glendon
Kettering
Northamptonshire
NN14 1QF

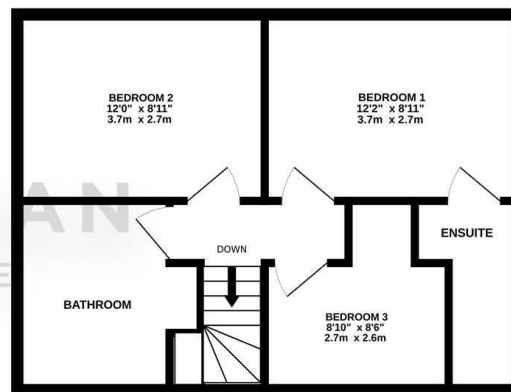
OFFICE DETAILS

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

GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 864 sq.ft. (80.2 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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LOCAL AUTHORITY
East 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		
(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