

# BRENNAN

BESPOKE



**£440,000**

**Connolly Drive**

Kettering, NN14 6TN

## PROPERTY SUMMARY

This four bedroom detached family home is located on Connolly Drive in Rothwell, offering a practical layout with off-road parking to the front and a private rear garden that is ideal for day-to-day family life and entertaining. The ground floor provides a comfortable balance of living space, including a separate living room and a spacious kitchen/dining room that works as the main hub of the home, supported by a useful utility room and a convenient ground floor WC. A further reception room offers excellent flexibility and could be used as a snug, playroom or additional work-from-home space depending on requirements. Upstairs, the property offers four bedrooms in total, including a principal bedroom with en-suite, along with a family bathroom serving the remaining rooms, creating versatile accommodation for families, guests or those needing dedicated workspace. Outside the driveway provides off-road parking, while the rear garden is private and well maintained with a lawn, patio area for outdoor seating and dining, and established shrub borders adding colour and privacy.

4



2



3







## 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>

## LOCAL AUTHORITY

## TENURE

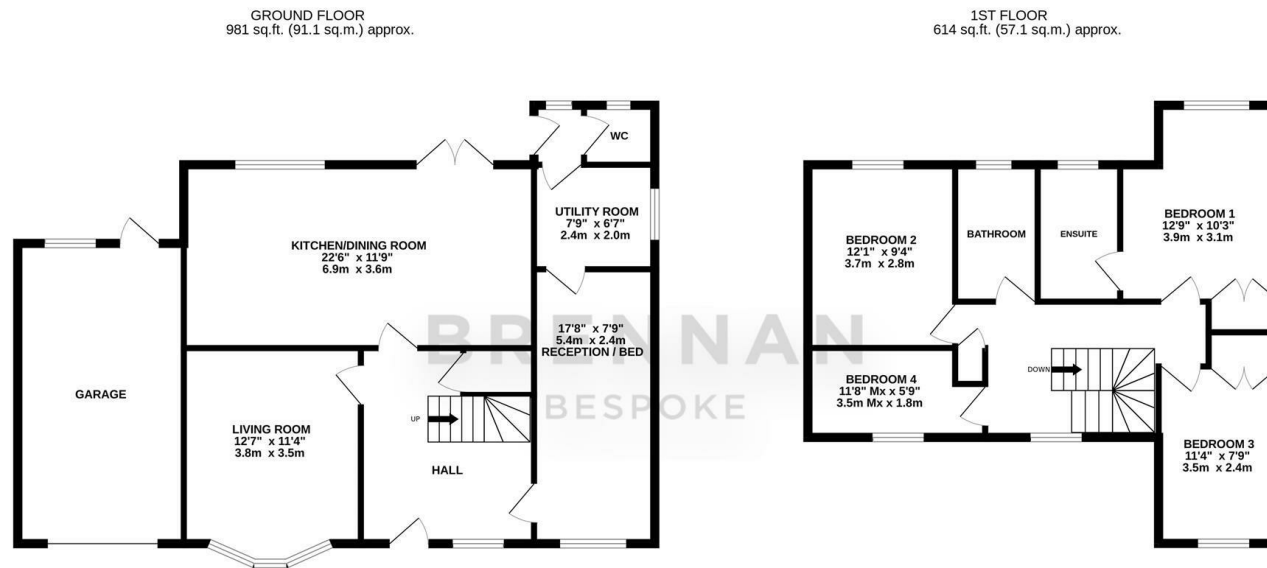
Freehold

## COUNCIL TAX BAND

E

## VIEWINGS

By prior appointment only



TOTAL FLOOR AREA : 1595 sq.ft. (148.2 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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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            | 83                      | 85        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <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