

BRENNAN

BESPOKE



OFFERS IN EXCESS OF

£425,000

Harding Close

Kettering, NN15 5DQ

PROPERTY SUMMARY

Situated on the popular Harding Close within the sought-after Ise Lodge area of Kettering, this impressive extended four/five-bedroom detached family home occupies an elevated corner plot and offers spacious, versatile accommodation ideal for modern family living. Conveniently located close to excellent local schooling and everyday amenities, the property combines generous living space with a highly desirable location. Upon entering, you are welcomed by a bright entrance hallway leading through to a light and airy lounge, providing the perfect space to relax or entertain. Flowing from the lounge is a cosy snug area, creating a flexible second reception space. The extension has transformed the ground floor, offering a versatile fifth bedroom that could equally be utilised as a playroom, alongside a contemporary shower room and a separate office, making this home perfectly suited for multi-generational living or those working from home. To the rear of the property is the spacious kitchen, thoughtfully designed with ample storage, generous worktop space and room for family dining. Bifold doors open directly onto the landscaped rear garden, flooding the room with natural light and creating a seamless connection between indoor and outdoor living. A separate utility room provides additional practicality, while internal access to the garage completes the ground floor. Upstairs, the property boasts four superbly proportioned bedrooms, with the principal bedroom benefiting from a stylish ensuite shower room. A modern family bathroom serves the remaining bedrooms. Outside, the rear garden has been beautifully landscaped for low-maintenance living, featuring artificial lawn and a variety of seating areas perfect for relaxing and entertaining. To the rear of the property is off-road parking with access to the single garage. Offering flexible accommodation, generous room sizes and a fantastic location, this exceptional family home is ready to move straight into and enjoy.

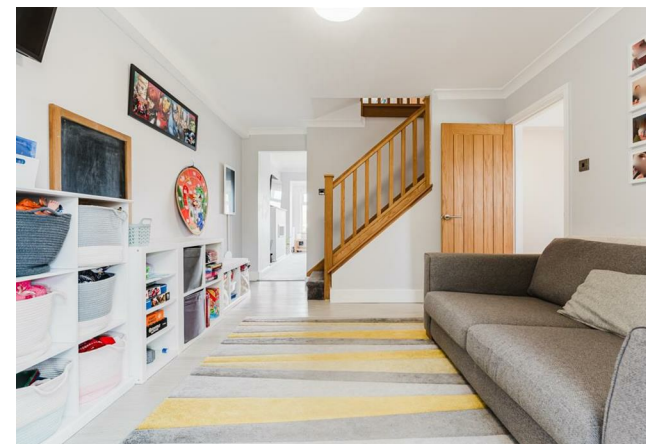
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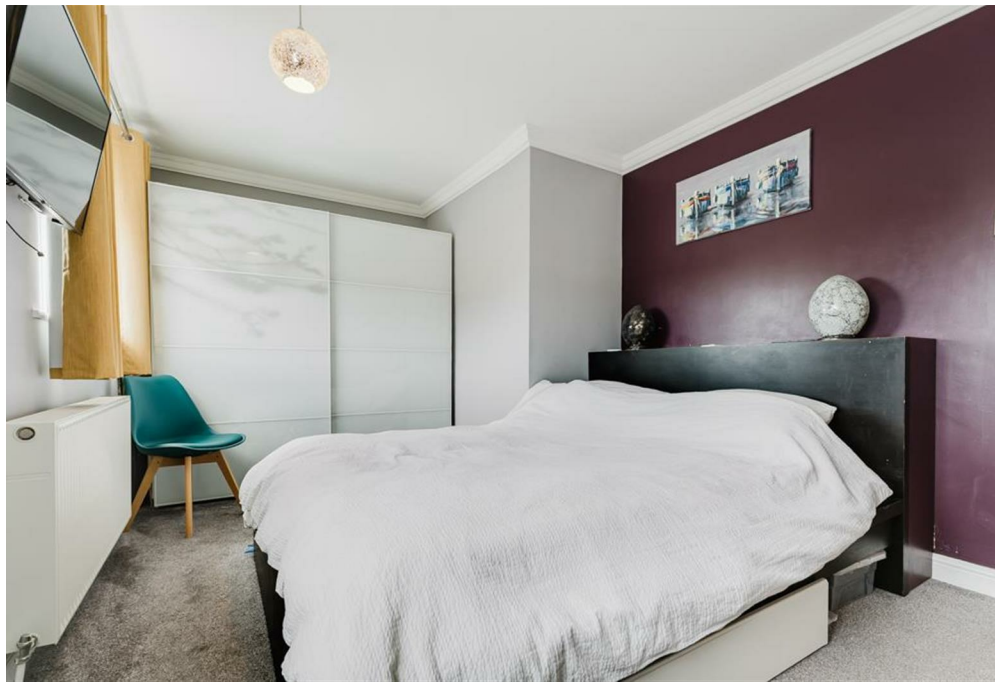


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OFFICE ADDRESS

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>

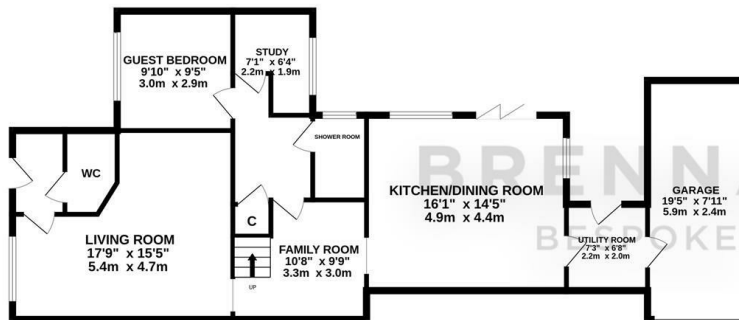
LOCAL AUTHORITY
North Northamptonshire

TENURE
Freehold

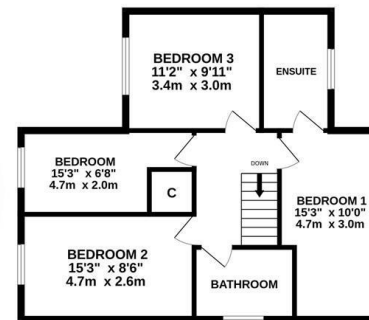
COUNCIL TAX BAND
C

VIEWINGS
By prior appointment only

GROUND FLOOR
1043 sq.ft. (96.9 sq.m.) approx.



1ST FLOOR
619 sq.ft. (57.5 sq.m.) approx.



TOTAL FLOOR AREA : 1662 sq.ft. (154.4 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(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