

BRENNAN

BESPOKE

£220,000
Patrick Road
Kettering, NN15 6LT

Offered with no chain on Patrick Road in Kettering, this two bedroom semi detached home is a brilliant option for buyers looking for practical space, easy parking and a garden you can properly enjoy. The layout flows nicely with a generous lounge diner that offers plenty of room for relaxing and hosting, while the kitchen sits to the rear with direct access out to the garden, making day to day living simple and sociable. Upstairs you will find two double bedrooms along with the family bathroom, creating a straightforward and comfortable first floor arrangement that suits first time buyers, downsizers, or investors alike. The property does require some refurbishment and modernising in places, offering a great opportunity for a new owner to update and add value over time. Outside, the home continues to impress with off road parking and an oversized single garage, ideal for secure storage, hobbies, or keeping a vehicle tucked away, plus a private rear garden with a lawn and established shrubs and trees that add a lovely sense of privacy. Positioned close to local amenities and the retail park including the Tesco superstore, this is a convenient location for everyday needs.

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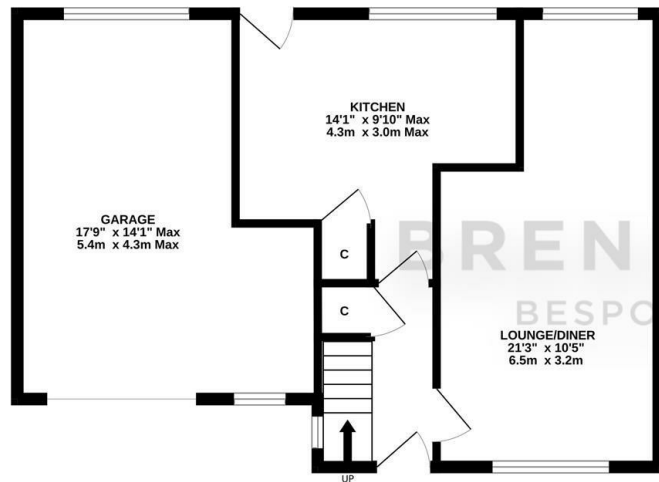




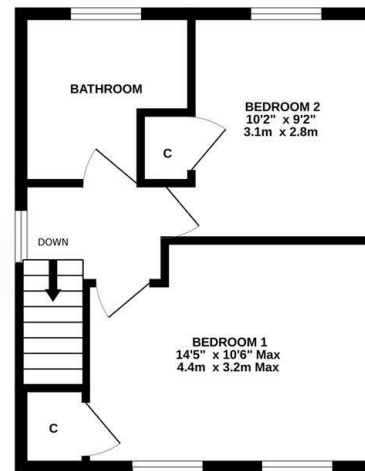
OFFICE ADDRESS
BRENNAN BESPOKE
2 The Tithe Barn Glendon Lodge Farm
Glendon
Kettering
Northamptonshire
NN14 1QF

OFFICE DETAILS
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GROUND FLOOR
593 sq.ft. (55.1 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA: 944 sq.ft. (87.7 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
North Northamptonshire

TENURE
Freehold

COUNCIL TAX BAND
A

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