

BRENNAN

BESPOKE



£245,000
Sandlands Avenue
Kettering, NN14 3HJ

A fantastic opportunity to acquire a three bedroom semi detached home in the ever popular village of Brigstock, offering generous outside space, off road parking and huge potential for someone looking to create a home to their own taste. The property is now ready for a new chapter and would benefit from a programme of modernisation throughout, making it ideal for buyers who want a project and the chance to add value. Inside, the layout provides a great starting point with well proportioned rooms and plenty of scope to reimagine the space, whether that is updating the kitchen and bathroom, refreshing the décor, or reworking the flow to suit modern living. Outside is where this home really stands out. The rear garden is exceptionally large for a property of this type, offering a brilliant space for families, keen gardeners, entertaining, or even exploring future landscaping ideas, subject to any necessary consents. To the front, there is parking, adding everyday convenience in this sought after village setting. Set within easy reach of local amenities and surrounded by beautiful countryside walks, this is a rare chance to secure a home with size, location and potential in equal measure.

3

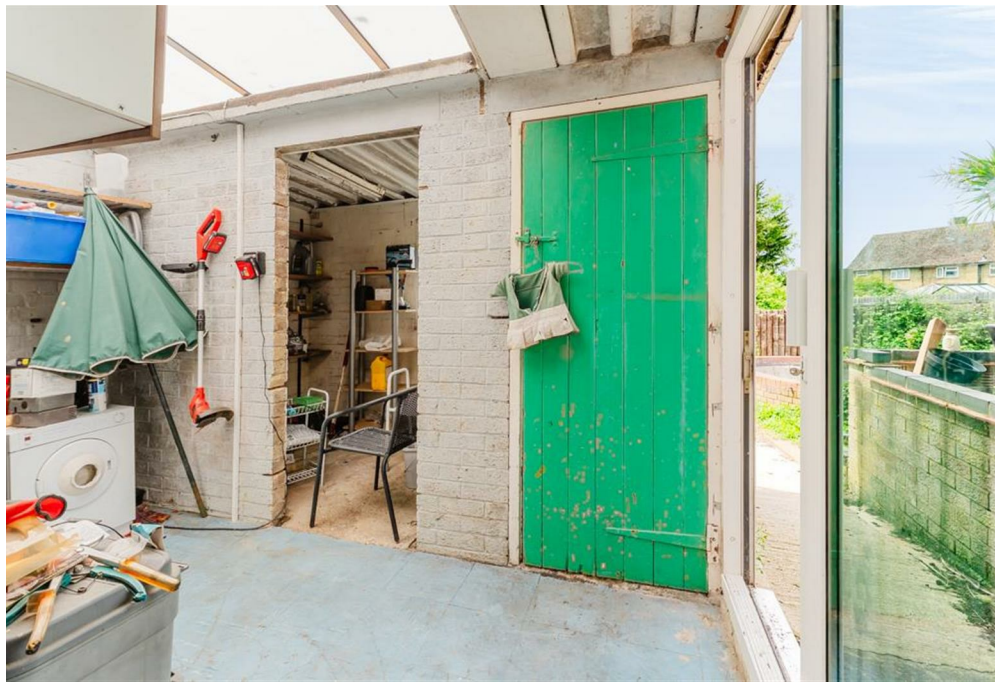


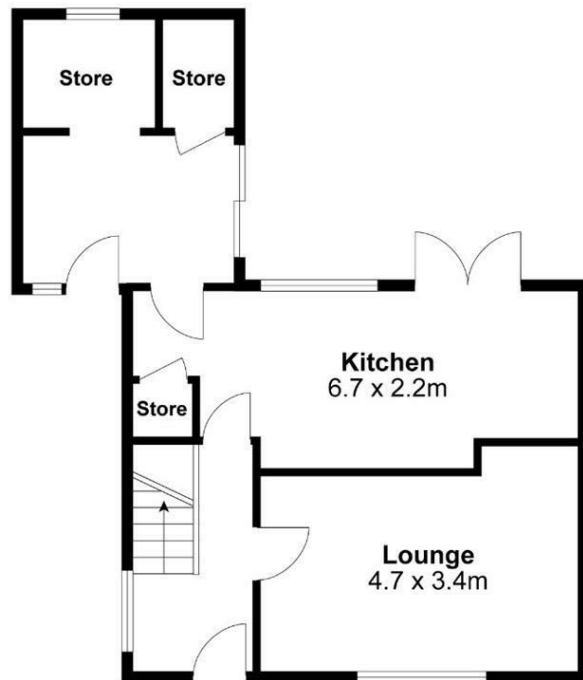
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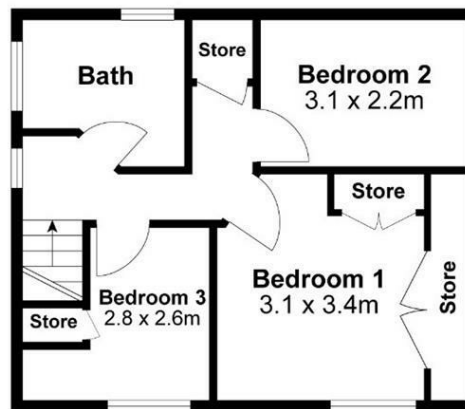
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Ground Floor



First Floor

Internal Area Approx. : 957 ft²

For identification only not to scale

BRENNAN
BESPOKE

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
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	68	74
	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