

# BRENNAN

## BESPOKE

OFFERS IN EXCESS OF

**£260,000**

**Kennard Close**

Corby, NN17 3FW

Occupying a desirable corner plot on the popular Kennard Close in Weldon, this well-presented three-bedroom detached home enjoys open field views to the front and offers excellent space for modern family living. The property is entered via a welcoming hallway that sets the tone for the well-proportioned accommodation throughout. From here, there is access to a comfortable lounge, ideal for relaxing evenings, as well as a convenient downstairs WC. To the rear of the property, the spacious kitchen/diner forms the heart of the home, offering ample room for both cooking and family dining. Double doors open directly onto the rear garden, allowing natural light to flood the space and creating a seamless connection between indoor and outdoor living. A separate utility room provides additional storage and practical space, helping to keep the main kitchen area clutter-free. Upstairs, the first floor hosts three good-sized bedrooms, including two generous doubles and a well-proportioned single bedroom that would make an ideal child's room, guest room or home office. The master bedroom benefits from its own ensuite shower room, while a modern family bathroom services the remaining two bedrooms. Externally, the property continues to impress. To the front, it enjoys pleasant open views across fields, enhancing the sense of space and privacy. Off-road parking is provided to the side for two to three vehicles. The rear garden is private and thoughtfully arranged, featuring a patio area perfect for outdoor dining and entertaining, with the remainder laid to lawn, offering a safe and secure space for children or pets. A superb opportunity to acquire a detached home in a sought-after Weldon location.

3



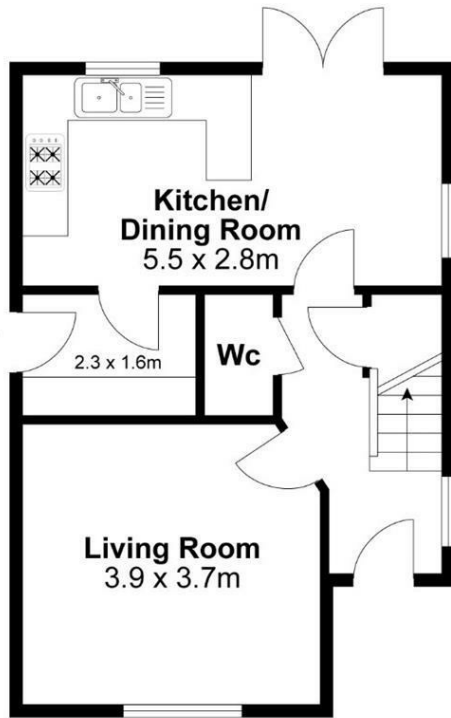
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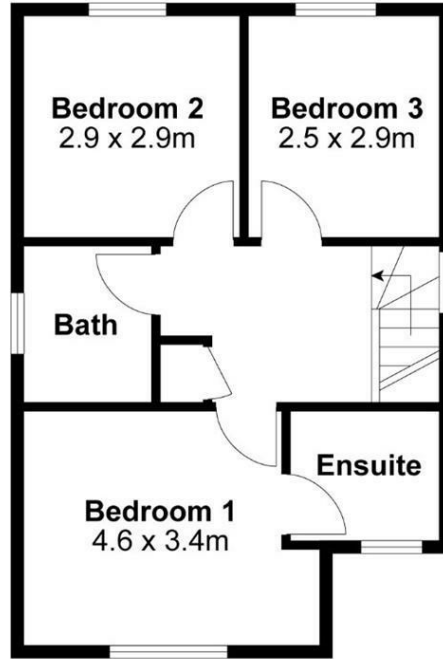
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**Ground Floor**



**First Floor**

For identification only not to scale

Internal Area Approx. : 87m<sup>2</sup>

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**LOCAL AUTHORITY**  
North Northamptonshire

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
C

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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

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