

BRENNAN

BESPOKE

£250,000

Southgate Drive

Kettering, NN15 7AQ

PROPERTY SUMMARY

Situated in a popular residential area, this three-bedroom semi-detached property on Southgate Drive presents a fantastic opportunity for buyers seeking a spacious home they can truly make their own. In need of modernisation, the property offers excellent potential to create a comfortable family residence in a convenient Kettering location. The ground floor accommodation comprises a welcoming lounge with double doors leading into the dining room, creating an open, flexible space ideal for both relaxing and entertaining. The kitchen offers a good layout with plenty of potential for upgrading into a modern, functional space. A converted garage provides an additional reception room, which could serve as a home office, playroom, or snug, adding valuable versatility to the layout. Completing the ground floor is a downstairs WC for added convenience. Upstairs, the property features two double bedrooms and a well-proportioned single bedroom, along with a family bathroom. With some thoughtful updating, the first floor could easily be transformed into bright and comfortable living spaces for a growing family. Outside, the home benefits from a low-maintenance rear garden, offering both patio and gravelled areas ideal for outdoor seating or easy upkeep. To the front, there is off-road parking for multiple vehicles, ensuring ample space for residents and visitors alike. Please note this property currently has a tenant in situ and notice is to be given once a sale is agreed. Vacant Possession to be provided prior to exchange & completion

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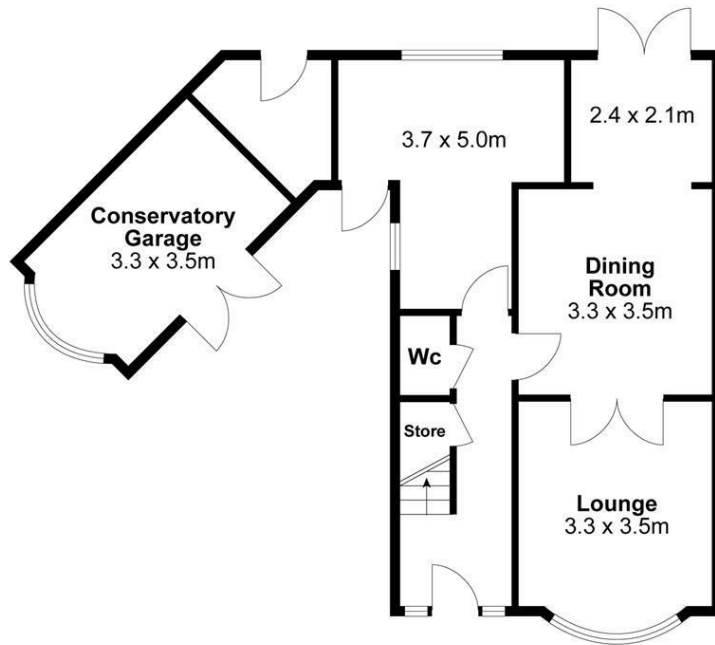
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2







Ground Floor



First Floor

Internal Area Approx. : 105m²

For identification only not to scale

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LOCAL AUTHORITY

TENURE
Freehold

COUNCIL TAX BAND

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales			
		EU Directive 2002/91/EC	

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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

BRENNAN
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