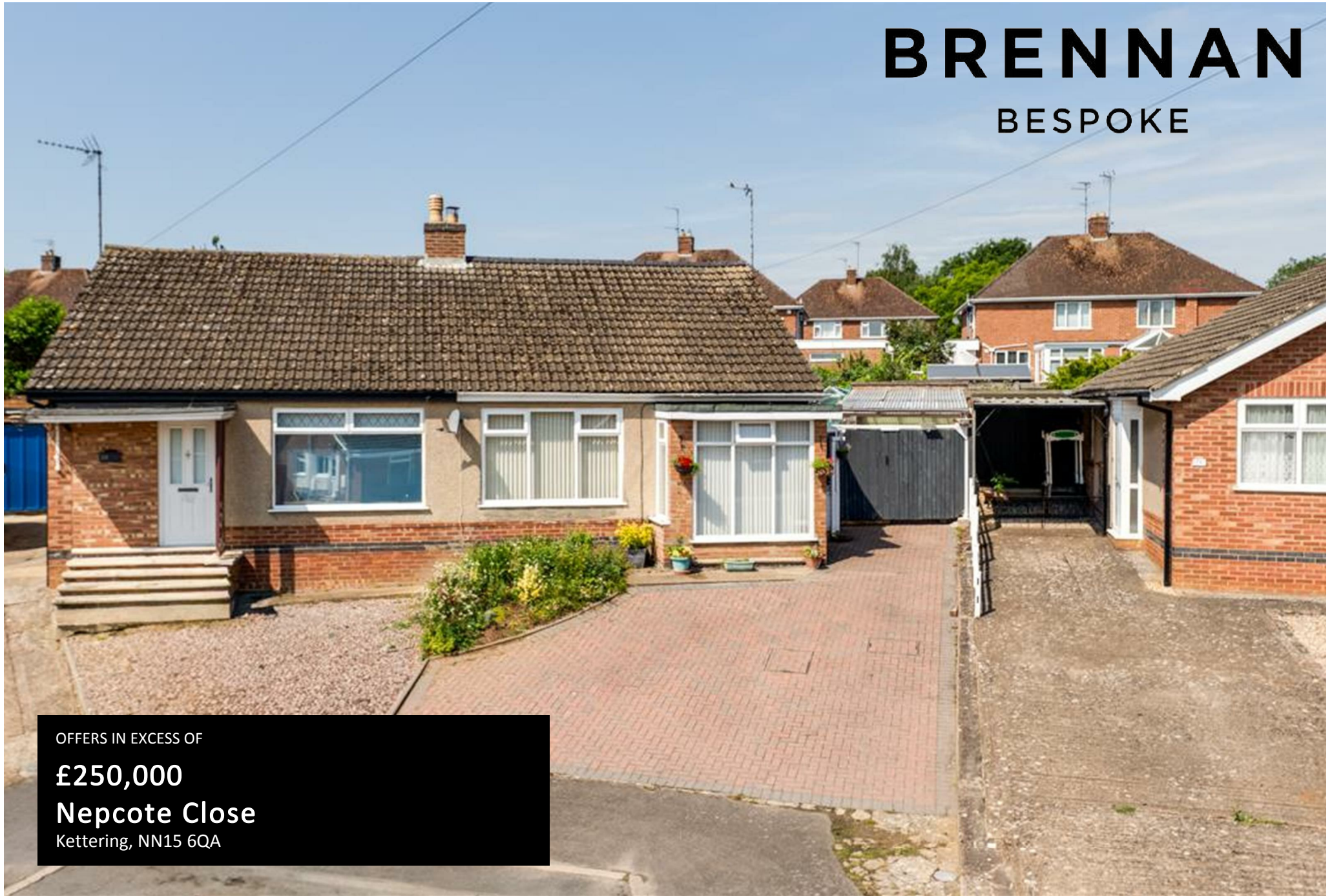


BRENNAN

BESPOKE



OFFERS IN EXCESS OF

£250,000

Nepcote Close

Kettering, NN15 6QA

PROPERTY SUMMARY

A beautifully presented dormer bungalow in Kettering, offering impressively versatile living space, a garage, and a garden that really is the standout feature. Whether you are looking for a home that can adapt with you over time, space to work from home, or simply somewhere you can enjoy both indoor and outdoor living, this property ticks so many boxes. The accommodation is flexible and can be arranged to suit a range of needs. The ground floor provides a welcoming layout with a comfortable living room, a well proportioned kitchen, a bathroom and additional rooms that lend themselves perfectly to a dining space, home office, hobby room or occasional bedroom. There is also a lovely sunroom which creates a bright link between the house and the garden and is an ideal spot for morning coffee or relaxing while looking out over the greenery. Upstairs, there are two bedrooms, making this an excellent option for buyers who want separation between living and sleeping areas, or for those needing guest space. Outside, the rear garden is simply stunning. Thoughtfully cared for and beautifully established, it offers a wonderful sense of privacy and a calm, peaceful feel. With plenty of space to entertain, dine outside, garden or simply unwind, it is the kind of outdoor space that is hard to find and will be enjoyed throughout the seasons. The property also benefits from a garage, adding excellent storage and practicality.

3



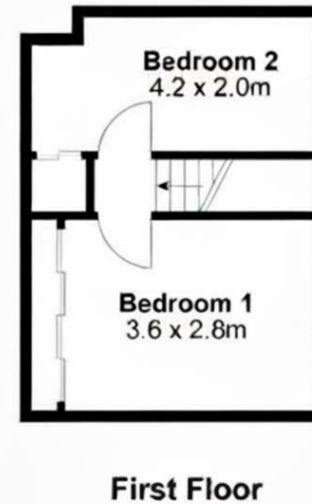
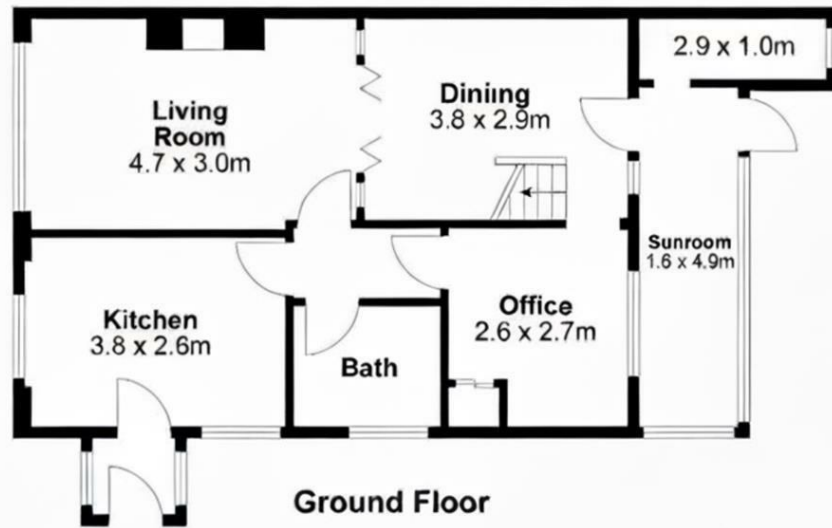
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For identification only not to scale

LOCAL AUTHORITY
North Northamptonshire

TENURE
Freehold

COUNCIL TAX BAND
B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		88
(81-91) B		
(69-80) C	73	
(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	

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
BESPOKE

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