

# BRENNAN

## BESPOKE

OFFERS IN EXCESS OF

**£375,000**

**Deeble Road**

Kettering, NN15 5HW

## PROPERTY SUMMARY

Deeble Road is set within the popular Ise Lodge estate in Kettering, a location well known for its strong family community spirit and excellent day-to-day convenience, with the community centre just a short walk away and Millbrook Primary School and The Buccleugh Academy also close by. This modern four-bedroom home offers a practical layout that suits family living and home working, with well-balanced accommodation across both floors and the benefit of off-road parking to the front. The ground floor includes a comfortable living room and a spacious kitchen/dining room that provides the main hub of the home for cooking, entertaining and family mealtimes, supported by a convenient ground floor WC and useful storage. Upstairs, there are four bedrooms in total, offering flexible space for growing families, guests or a dedicated office, alongside well-finished bathroom facilities to serve the accommodation. Externally, the rear garden is private and designed for easy enjoyment, with a decked area ideal for outdoor seating and dining, a lawn, and mature shrubs around the boundaries adding colour and privacy, creating a great space for children's play, entertaining or relaxing in the warmer months.

4



2



3





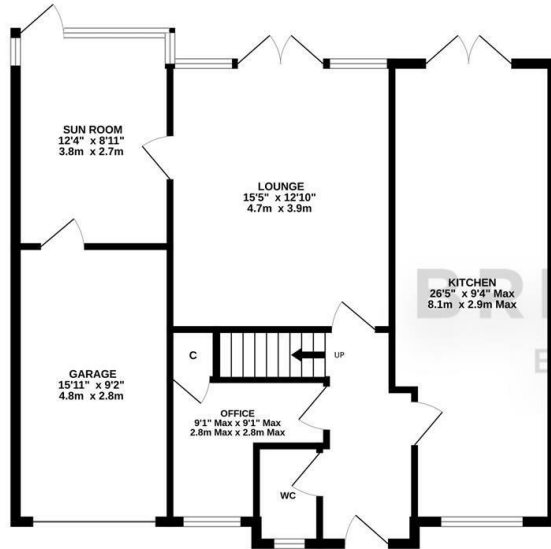
## OFFICE ADDRESS

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

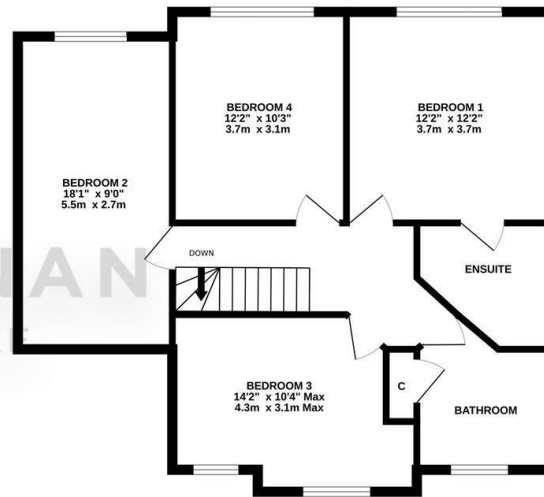
## OFFICE DETAILS

01536 904400  
info@brennanbespoke.co.uk  
<https://www.brennanbespoke.co.uk>

GROUND FLOOR  
847 sq.ft. (78.7 sq.m.) approx.



1ST FLOOR  
757 sq.ft. (70.3 sq.m.) approx.



TOTAL FLOOR AREA: 1604 sq.ft. (149.1 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 Northants Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
D

**VIEWINGS**  
By prior appointment only

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