

# BRENNAN

BESPOKE

OFFERS IN EXCESS OF

**£550,000**

**Acorn Close**

Kettering, NN15 6BW

## PROPERTY SUMMARY

Tucked away in a quiet cul-de-sac in Barton Seagrave, this detached family home provides a practical layout with generous reception space, a detached double garage and a driveway for off-road parking, alongside an impressive rear garden that's ideal for entertaining. The ground floor includes a spacious lounge, a separate dining room and a fitted kitchen, supported by a useful utility room and a convenient ground floor WC, while a conservatory adds an additional reception space that connects the living accommodation to the garden and provides a great spot to relax throughout the seasons. Upstairs, the property offers four bedrooms, including a principal bedroom with en-suite and dressing room, along with a family bathroom serving the remaining rooms, creating flexible accommodation for families, guests or home working. Externally, the rear garden is a real standout—large, private and well established, with mature shrubs and trees providing a secluded feel, while the patio areas create excellent space for outdoor seating, entertaining and relaxing, complemented by a dedicated BBQ area and plenty of lawned space for family use. With its quiet position, detached double garage and superb garden, this is a home that will appeal strongly to buyers looking for a well-rounded detached property in one of Barton Seagrave's popular residential pockets.

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**BRENNAN**  
BESPOKE

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

**OFFICE DETAILS**  
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For identification only not to scale

Internal Area Approx. : 176m<sup>2</sup>

**BRENNAN**  
BESPOKE

**LOCAL AUTHORITY**  
North Northamptonshire

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
F

**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                             | 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