

# BRENNAN

BESPOKE

OFFERS IN EXCESS OF

**£160,000**

**Barnwell Street**

Kettering, NN16 0JD



Located on the well-established Barnwell Street in Kettering, this three-bedroom terraced property presents a fantastic opportunity for buyers looking to modernise and create a home tailored to their own tastes. In need of some updating, the property offers generous living space and a flexible layout, making it ideal for first-time buyers, families, or investors.

The ground floor features a spacious open-plan lounge and dining area, providing a bright and sociable living space that flows seamlessly into the kitchen at the rear. This layout offers excellent potential for a contemporary redesign, perfect for entertaining or family living.

Upstairs, you'll find three bedrooms and a family bathroom. The main bedroom is a good-sized double, offering comfortable accommodation. The original second bedroom has been thoughtfully divided into two single rooms—ideal for children, guests, or as a home office space. However, the partition could be removed with relative ease to restore the room to its former size, depending on your needs.

Outside, the low-maintenance courtyard-style rear garden offers a private space for outdoor seating or planting, and also features a handy outbuilding providing practical storage solutions. The front of the property has on-street parking available, and the overall location benefits from being close to local schools, shops, parks, and transport links—making it convenient for daily commuting and family life.

With its solid structure, adaptable layout, and great potential, this property offers a blank canvas for those looking to renovate and add value. A viewing is highly recommended to appreciate the scope the home has to offer.

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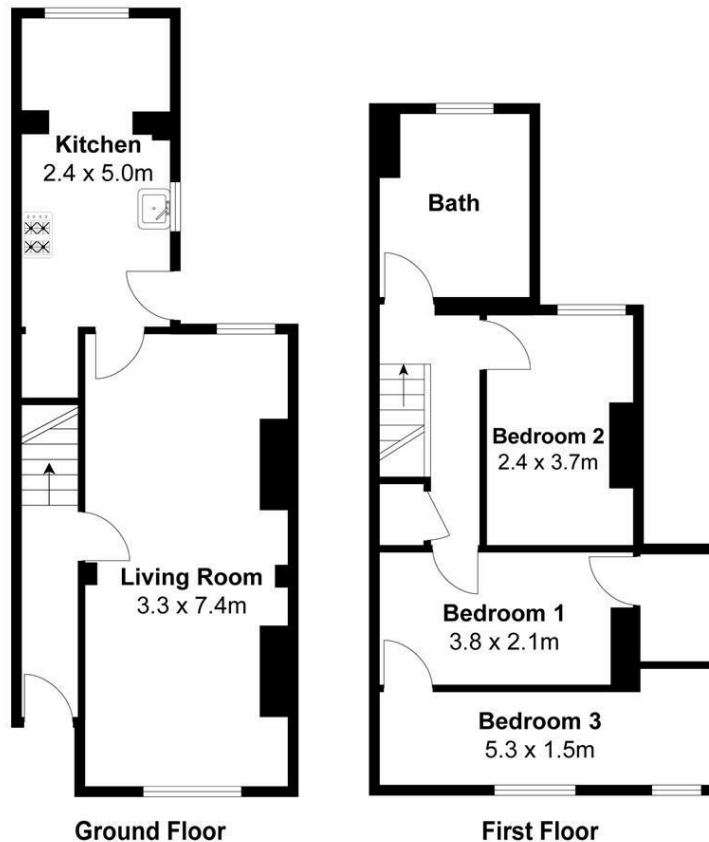
**BRENNAN**  
BESPOKE

**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

**BRENNAN**  
BESPOKE

**LOCAL AUTHORITY**  
North Northamptonshire

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
A

**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			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<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