

BRENNAN

BESPOKE



£575,000

Reservoir Road

Kettering, NN16 9QT

RESERVOIR ROAD

Reservoir Road is positioned in the north of Kettering, close to a wide range of local amenities and well-regarded schools, and offers a unique three-storey, five-bedroom detached home that blends modern family living with an incredible private garden and some truly standout features. The property has been extended to create a stunning open plan kitchen/diner that forms the heart of the home, designed to connect seamlessly with the outside. Floor-to-ceiling glazing and large sliding doors frame the garden and flood the space with natural light, creating that “outside in” feel that works perfectly for everyday family life and entertaining alike. Alongside the open plan hub, the ground floor also benefits from a separate lounge, giving you flexibility for quieter evenings, children’s space, or hosting guests, while the overall layout flows well and makes excellent use of the home’s footprint.

Across the upper floors, the accommodation provides five bedrooms in total, offering the space and versatility that modern families need. The top floor is dedicated to bedroom five, which could just as easily be used as a games room, second sitting room, or a large home office, depending on your lifestyle, creating a brilliant additional level of flexible living space away from the main bedrooms. The remaining bedrooms are arranged across the first floor, providing comfortable accommodation for family and guests, with the layout lending itself well to those who need dedicated work-from-home space without compromising on bedroom numbers. Outside the property continues to impress. The front offers off-road parking, while the rear garden is genuinely breathtaking private, mature, and beautifully established with trees and planting throughout, creating a secluded setting that feels a world away from day-to-day life. There is a lawned area for children’s play and summer use, a snug chill-out space for relaxing and entertaining, and an overground swimming pool ideal for hot days

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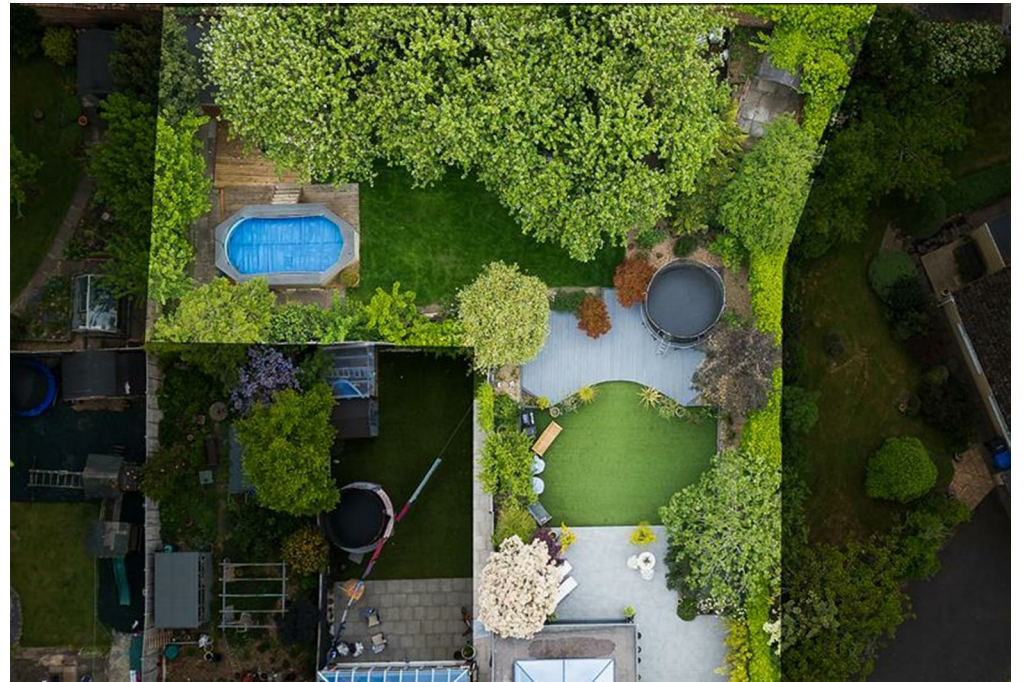


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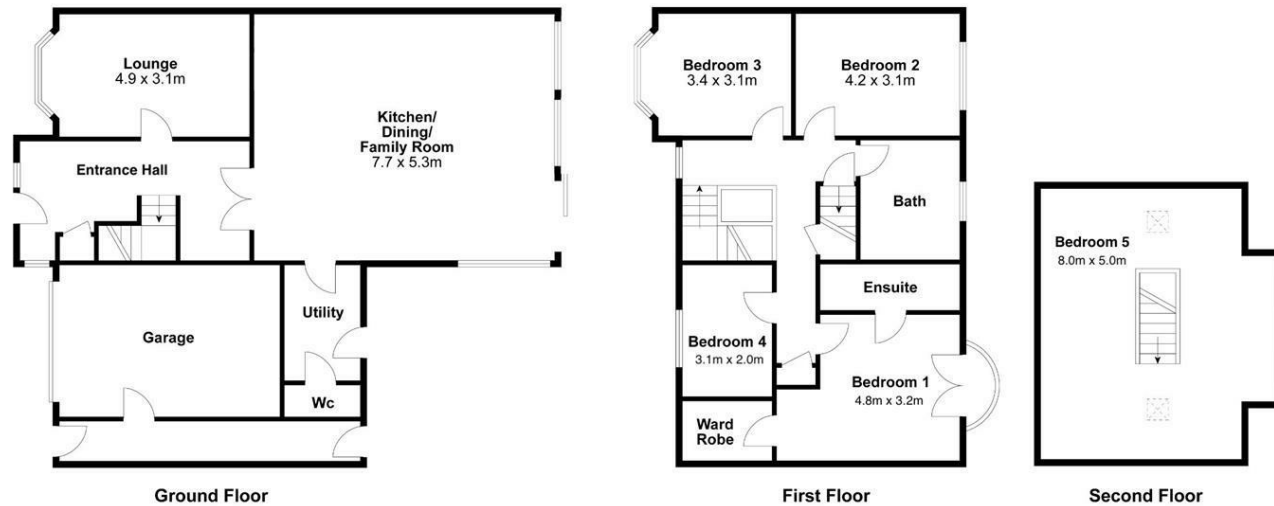




BRENNAN
BESPOKE

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



For identification only not to scale

Internal Area Approx. : 250m²

BRENNAN
BESPOKE

LOCAL AUTHORITY
NNC

TENURE
Freehold

COUNCIL TAX BAND
D

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			80
(55-68) D		55	
(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