

BRENNAN

BESPOKE

OFFERS IN EXCESS OF

£325,000

Connolly Drive

Kettering, NN14 6JT

Situated on Connolly Drive in Rothwell, this well-presented three-bedroom detached home occupies a generous corner plot, offering excellent outdoor space and a well-balanced layout ideal for family living. Upon entering the property, you are welcomed by a bright entrance hallway that provides access to the main ground floor accommodation. To the front, the lounge offers a comfortable and inviting space to relax, filled with natural light. To the rear of the property, the kitchen is well-appointed with ample storage and worktop space and is complemented by a separate utility room, adding practicality and convenience. The dining room provides a perfect setting for family meals or entertaining guests and flows through to the conservatory, which overlooks the garden and creates an additional reception space to enjoy throughout the year. A downstairs WC completes the ground floor. Upstairs, the first floor hosts three well-proportioned bedrooms, including two generous doubles, both benefiting from fitted storage, and a further single bedroom ideal for a child's room, guest space or home office. The master bedroom also enjoys the added benefit of an ensuite shower room, while a family bathroom serves the remaining bedrooms. Externally, the property continues to impress. To the front, there is ample off-road parking for multiple vehicles along with access to a single integral garage, providing additional storage or secure parking. The rear garden is thoughtfully arranged over tiers, offering two patio areas ideal for outdoor dining and entertaining, alongside a lawn and established shrubs, creating a private and attractive outdoor space. This fantastic home combines space, practicality and a desirable location on a substantial corner plot.

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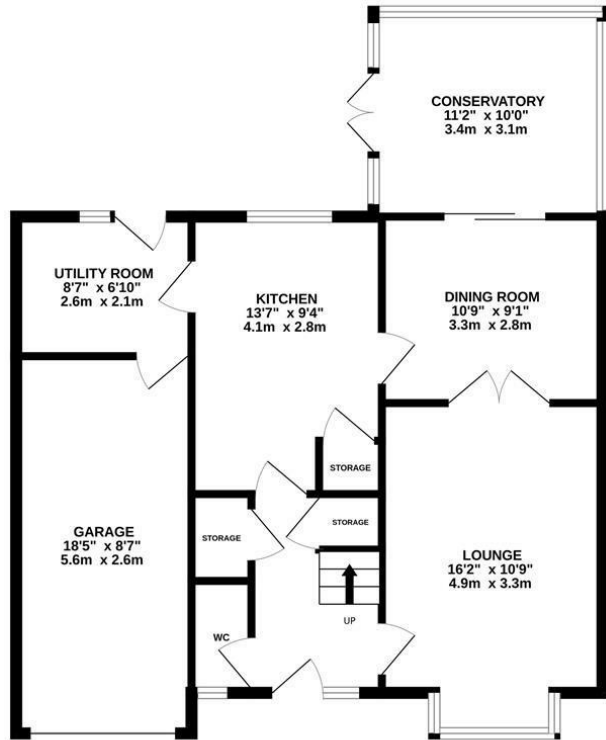


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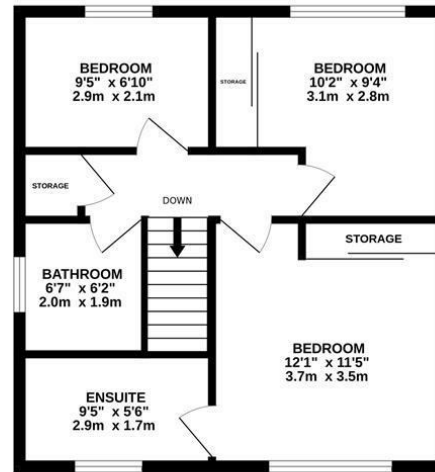




GROUND FLOOR
807 sq.ft. (75.0 sq.m.) approx.



1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 1271 sq.ft. (118.0 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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BRENNAN
BESPOKE

OFFICE ADDRESS

BRENNAN BESPOKE
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Northamptonshire
NN14 1QF

OFFICE DETAILS

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LOCAL AUTHORITY
North Northamptonshire

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	69	77
(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