

BRENNAN

BESPOKE

£725,000
Polwell Lane
Kettering, NN15 6UA

PROPERTY SUMMARY

Polwell Lane presents a truly bespoke and versatile six-bedroom detached family home, offering generous living space, excellent flexibility and a superb level of privacy from the moment you arrive. Approached via private gated access, the property enjoys ample enclosed off-road parking to the front alongside a double garage, making it ideal for households with multiple vehicles or those needing secure storage. Inside, the layout is designed for modern family life with a brilliant balance of open-plan entertaining and separate reception space. A standout feature is the recently fitted contemporary kitchen, finished in a sleek modern style and complete with integrated appliances, flowing seamlessly into a spacious dining area that's perfect for everyday living as well as hosting friends and family. Complementing this, the home offers further versatile reception space including a bright lounge and an additional area that can adapt to your needs—whether that's a playroom, snug, home gym or formal sitting room—while the overall footprint provides genuine options for multi-generational living or working from home. Upstairs, the bedroom accommodation is equally impressive, with the principal suite enjoying the added luxury of a private balcony, creating a peaceful spot for morning coffee or evening downtime. With six well-proportioned bedrooms in total, the property caters comfortably for larger families, guests and dedicated home office space, while the overall feel remains practical, well-planned and ready to enjoy. Positioned conveniently for local amenities, schools and commuter links, this is a home that combines standout kerb appeal, secure parking and modern upgrades with the space and adaptability that today's buyers are searching for an exceptional opportunity to secure a substantial detached residence in one of the area's most sought-after locations.

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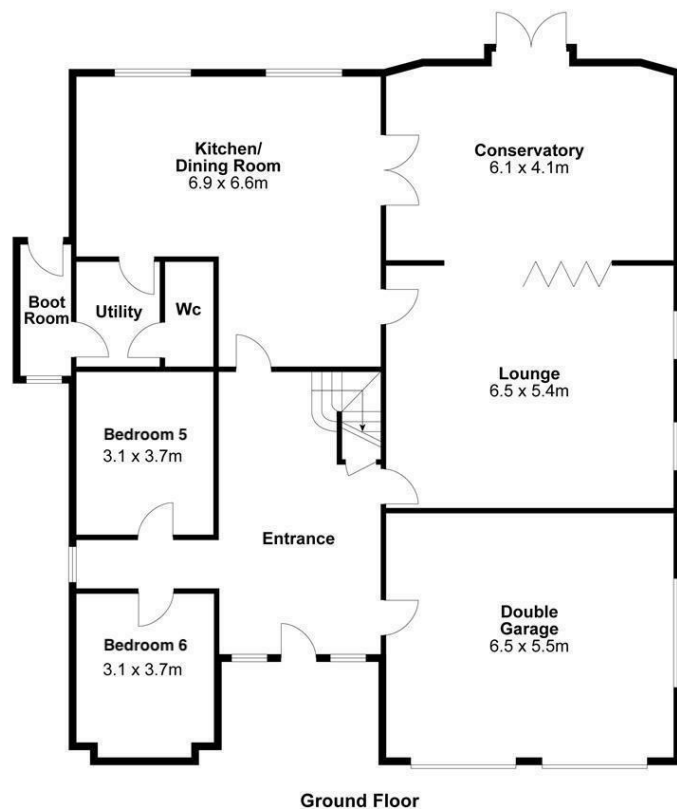
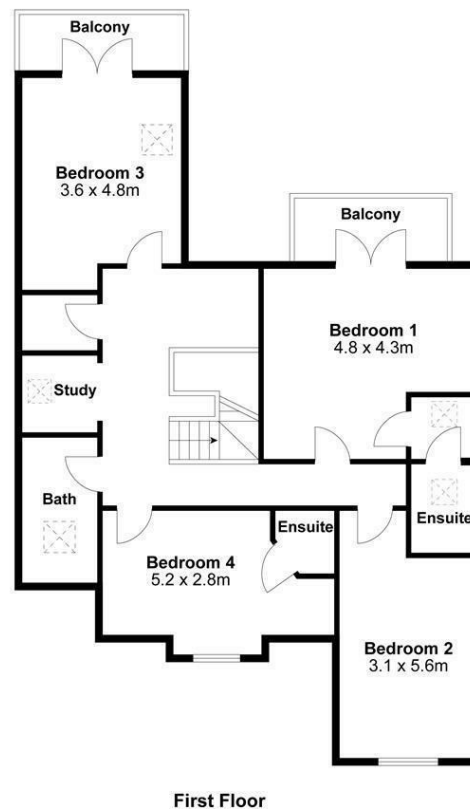
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For identification only not to scale

BRENNAN
BESPOKE

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	72	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