

BRENNAN

BESPOKE

£279,995

Brington Drive

Kettering, NN15 6UW

This three-bedroom semi-detached home is set within a quiet residential area of Barton Seagrave, well placed for Wicksteed Park and local amenities. Offered to the market with no onward chain, this ZR4 design presents a great opportunity for buyers looking to refurbish and modernise, with scope to update the interior to their own taste and improve the home's efficiency. The layout begins with an entrance hall leading through to the main reception space, providing a comfortable lounge that can be reconfigured or refreshed to suit modern living. The kitchen sits to the rear and offers a practical footprint with the potential to redesign, extend, or open up the space (subject to the necessary consents) to create a more contemporary kitchen/dining arrangement. The integral single garage is accessed from the driveway and provides useful storage, workshop space, or further flexibility depending on requirements, while also keeping day-to-day practicalities well catered for. The property currently retains its original back boiler, so a new heating system is likely to be considered as part of any works, making this an ideal option for those who want a project with clear potential. Upstairs, there are three bedrooms and a family bathroom, offering a straightforward and functional arrangement for families, guests, or those needing a dedicated home office. The rooms are well proportioned for this style of home and provide a solid base for improvement, whether that's updating décor, flooring, or fixtures and fittings. Outside, the property benefits from a front garden and a driveway providing off-road parking, leading to the integral garage. To the rear, the garden is a standout feature private and well established, with a pleasant outlook and countryside views. It offers a mix of space for seating, planting, and outdoor enjoyment, making it a real asset for buyers who value privacy and a more open feel.

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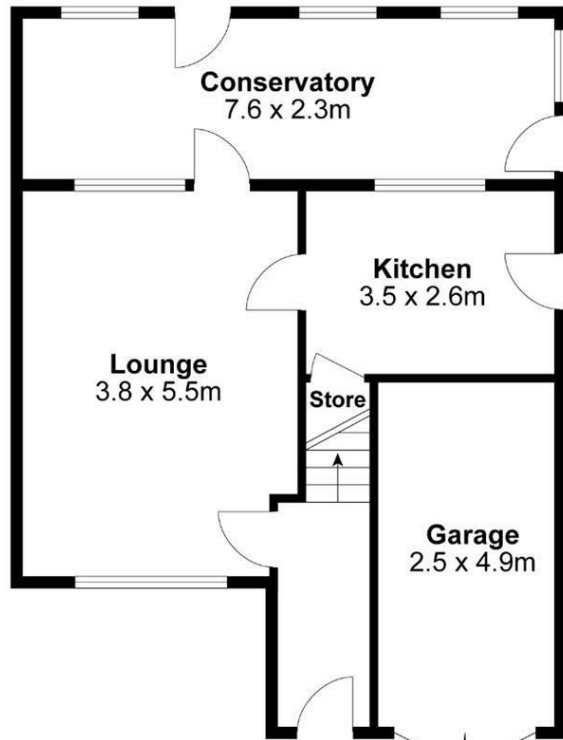
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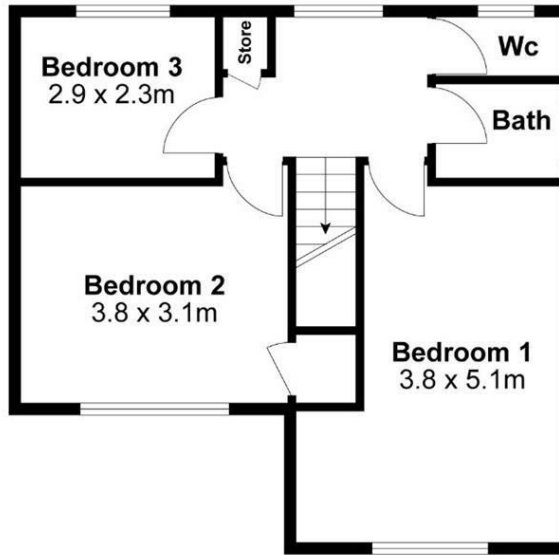
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Ground Floor



First Floor

Internal Area Approx. : 118m²

BRENNAN
BESPOKE

For identification only not to scale

LOCAL AUTHORITY
North Northamptonshire

TENURE
Freehold

COUNCIL TAX BAND
C

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 | | 58 | 70 |
| (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

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