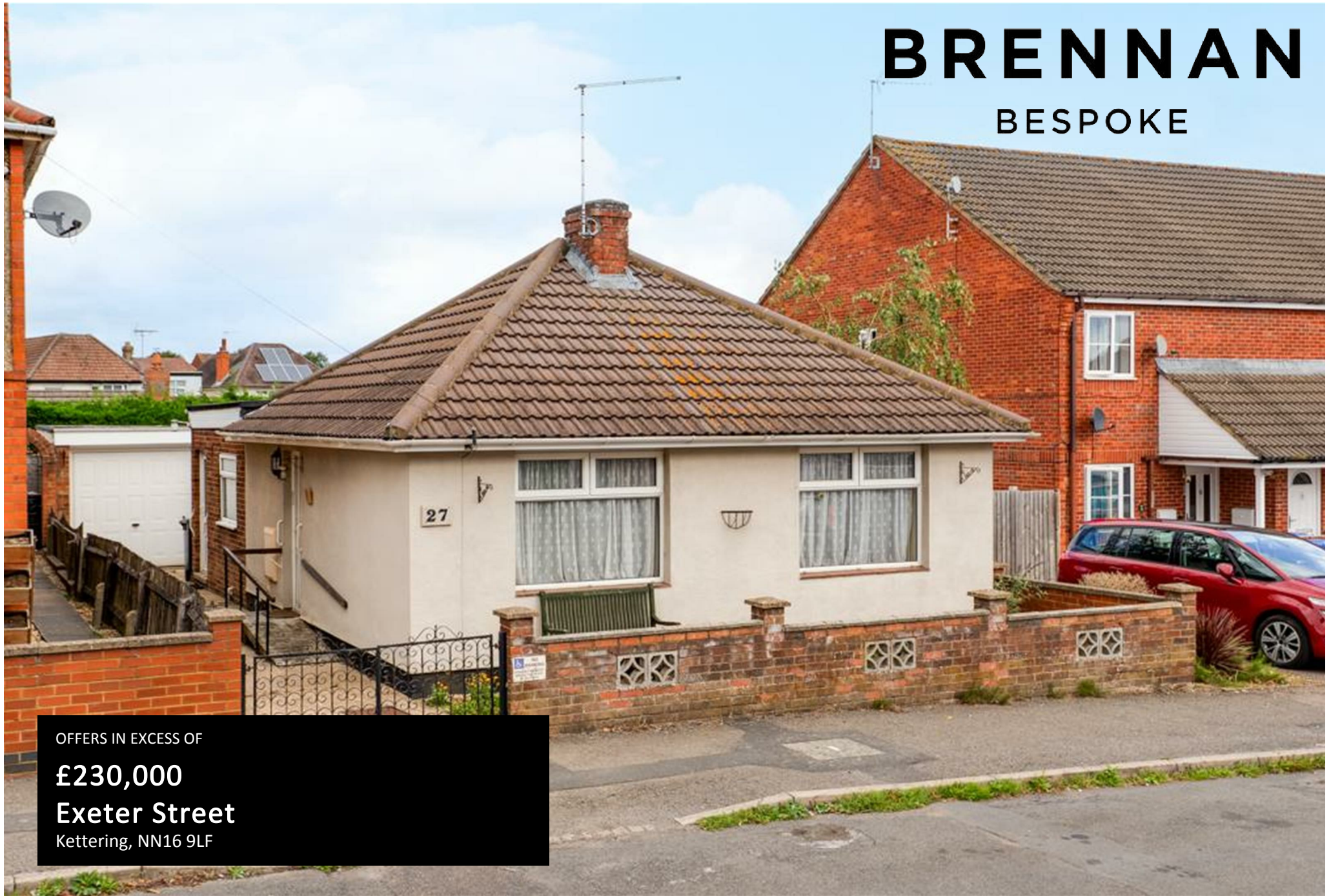


BRENNAN

BESPOKE



OFFERS IN EXCESS OF

£230,000

Exeter Street

Kettering, NN16 9LF

Offered to the market with no onward chain, this extended two bedroom detached bungalow is situated on Exeter Street in Kettering and provides well-proportioned accommodation with excellent potential for a range of buyers. The property is entered via the side into a welcoming hallway, providing access to all principal rooms. To the front are two well-sized bedrooms, both offering comfortable and versatile accommodation. The property also benefits from a spacious four-piece bathroom suite, comprising a bath, separate shower, wash hand basin and WC. To the rear of the bungalow is a generous lounge/diner, providing a comfortable space for relaxing and entertaining, while the adjoining kitchen/breakfast room offers ample space for everyday dining and cooking. The layout provides a good balance of living and bedroom accommodation, with the extension creating additional valuable space. Outside, the property enjoys a private rear garden, which is mainly laid to lawn and complemented by established shrubs and bushes, providing a pleasant and secluded outdoor space. The garden also benefits from a useful garage/workshop, offering excellent additional storage or potential for a variety of uses, subject to any necessary permissions. Exeter Street is conveniently positioned for access to Kettering town centre and its wide range of shops, restaurants and amenities, while local transport links and everyday facilities are also within easy reach. With its detached position, extended accommodation, private garden, garage/workshop and no onward chain, this bungalow represents an excellent opportunity and should be viewed to fully appreciate the space and potential on offer.

2



1

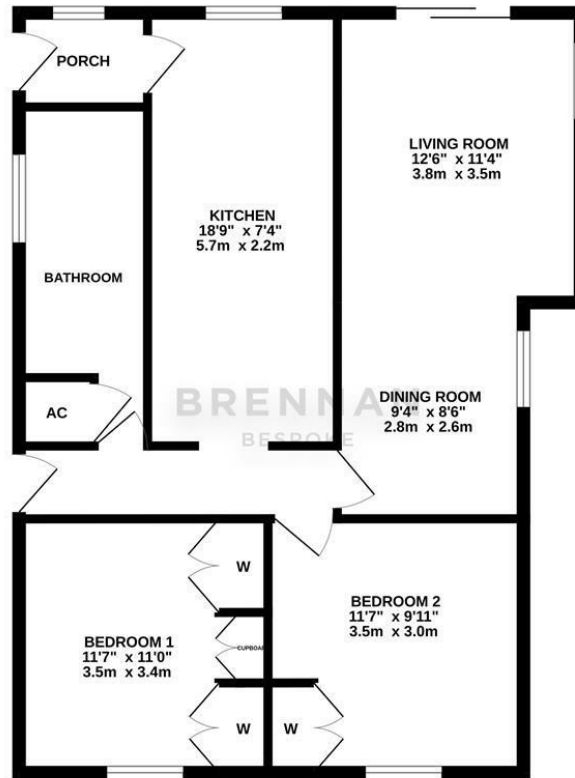


1





GROUND FLOOR
749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA: 749 sq.ft. (69.6 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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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		
(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

BRENNAN
BESPOKE

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