

BRENNAN

BESPOKE

OFFERS IN EXCESS OF

£270,000

Shakespeare Road

Kettering, NN16 9RB

PROPERTY SUMMARY

Set in a sought after residential position to the North of Kettering, this two bedroom semi detached bungalow delivers generous, well proportioned single storey living with the added advantage of a substantial workshop outbuilding to the rear, creating exceptional potential for a home office, creative studio, personal gym, or serious storage, making it a versatile proposition for a wide range of buyers. The accommodation impresses from the outset with a welcoming lounge at the heart of the home that provides a comfortable and versatile space for everyday living and relaxing, flowing from here is a bright conservatory that extends the ground floor living space and connects beautifully with the garden, creating a versatile retreat that can be enjoyed across all seasons. The kitchen is one of the real standout rooms, offering a notably large and well planned footprint that easily accommodates dining and cooking with room to spare. Completing the accommodation, both bedrooms are generous in size and the re-fitted shower room finishes the internal layout. Outside, a gated driveway provides secure and private off road parking with a pleasing sense of arrival and the impressive workshop located in the rear garden has substantial scale with multiple potential functions that very few comparable bungalows in the area can match. An adjoining store room adds further practicality. With convenient access to Kettering town centre, a good range of local amenities and schools, and strong transport connections including the A43, this is a home that genuinely deserves serious attention.

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1

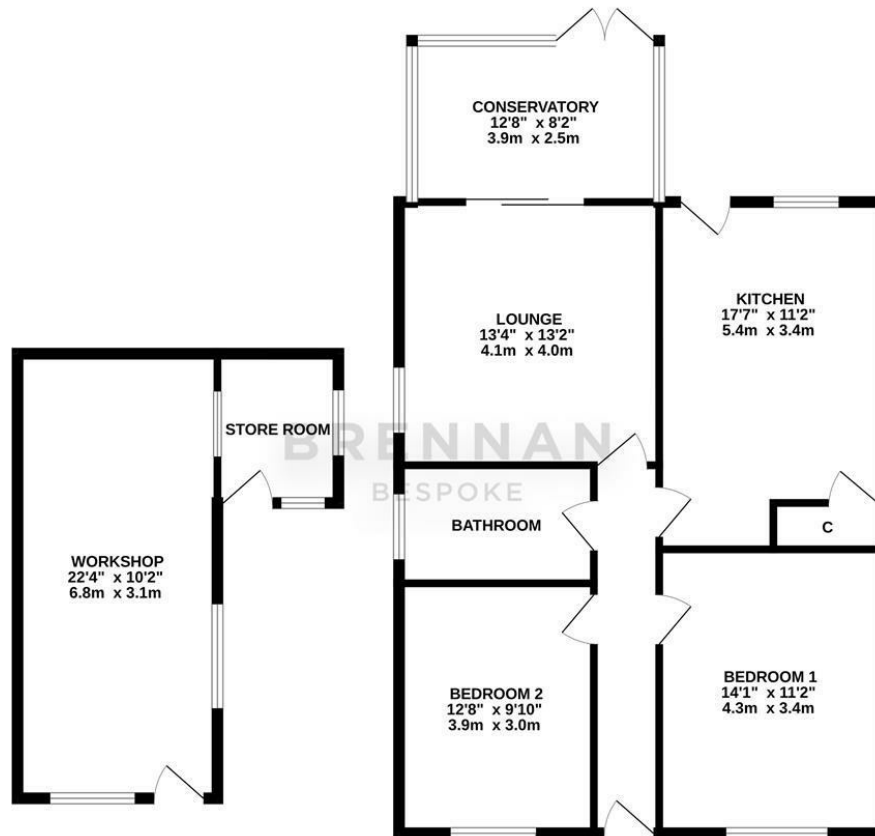


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GROUND FLOOR
1155 sq.ft. (107.3 sq.m.) approx.



TOTAL FLOOR AREA: 1155 sq.ft. (107.3 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		84
(81-91) B		
(69-80) C	72	
(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
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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>