

BRENNAN

BESPOKE

OFFERS IN EXCESS OF

£600,000

Church View

Kettering, NN15 5LG

PROPERTY SUMMARY

This four-bedroom detached family home is set within the exclusive Church View development in Burton Latimer, tucked away down a secluded driveway and occupying a generous plot that offers a real sense of privacy and strong kerb appeal from the moment you arrive. The position within the development feels quiet and established, while the home itself provides spacious, versatile accommodation that suits modern family life, with a layout that flows well for both everyday living and entertaining. The ground floor includes a substantial lounge/dining room, a separate kitchen/breakfast room that works as the main hub of the home, and a conservatory that adds an additional reception space overlooking the garden, ideal for relaxing, reading, or enjoying the outlook throughout the seasons. There is also a dedicated study for home working, a useful utility room, and a ground floor WC, keeping the main living areas practical and organised. Upstairs, the property offers four bedrooms, including a principal bedroom with en-suite, along with a family bathroom and excellent storage, providing comfortable accommodation for families, guests, or those needing flexible space. Outside, the rear garden is a standout feature private and well established, with mature trees and shrubs creating a secluded setting, while still offering space for lawned areas and outdoor seating. The overall plot and setting within Church View make this a home that will appeal strongly to buyers looking for privacy, space, and a sought-after Burton Latimer location.

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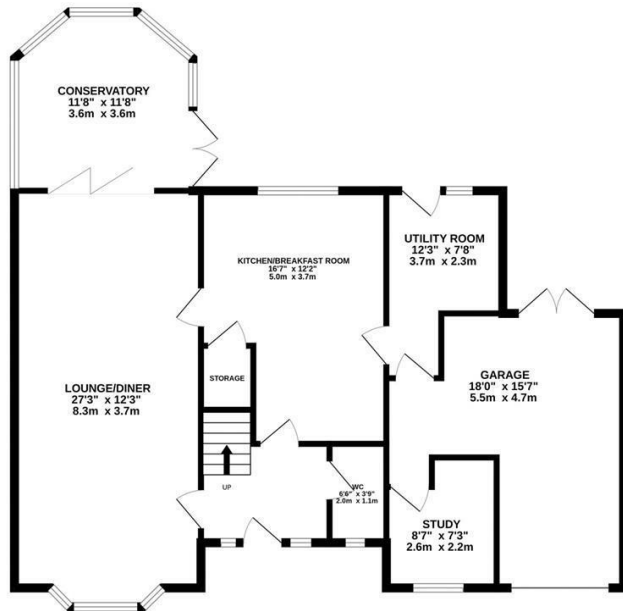


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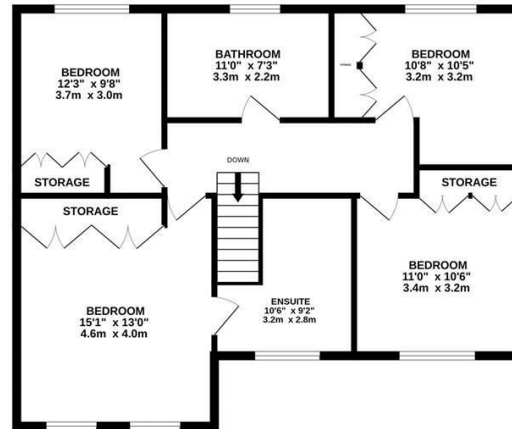




GROUND FLOOR
1072 sq.ft. (99.6 sq.m.) approx.



1ST FLOOR
813 sq.ft. (75.5 sq.m.) approx.



TOTAL FLOOR AREA : 1885 sq.ft. (175.1 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

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OFFICE DETAILS
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LOCAL AUTHORITY

TENURE
Freehold

COUNCIL TAX BAND
F

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