

# BRENNAN

## BESPOKE

OFFERS IN EXCESS OF

**£450,000**

**Rockingham Way**

Kettering, NN15 5XB

A superb four bedroom detached home in Burton Latimer, beautifully upgraded and extended to create an impressive family space with a real wow factor. The heart of the home is the stunning kitchen diner, finished to an exceptional standard with a large island, quartz worktops and stylish bi fold doors opening onto the rear garden, perfect for entertaining and modern family living. From here, the space flows through to the lounge, featuring a striking media wall and fireplace for cosy evenings in. There are two further reception rooms offering excellent flexibility, currently used as a playroom and a separate utility room, plus a downstairs WC, all set off a spacious and welcoming entrance hallway. Upstairs, the property continues to impress with four genuine double bedrooms, including a main bedroom with ensuite, and a well appointed family bathroom with both a bath and a separate shower. The former double garage has been thoughtfully converted to provide additional versatile space, currently arranged as an office and gym, ideal for home working or hobbies. Outside, there is a double driveway to the front, while the rear garden offers a lovely patio seating area and a lawn, making it perfect for summer dining and children to play.

4



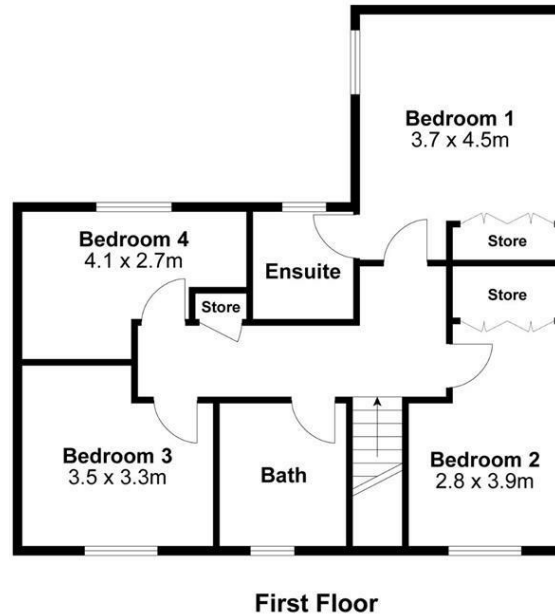
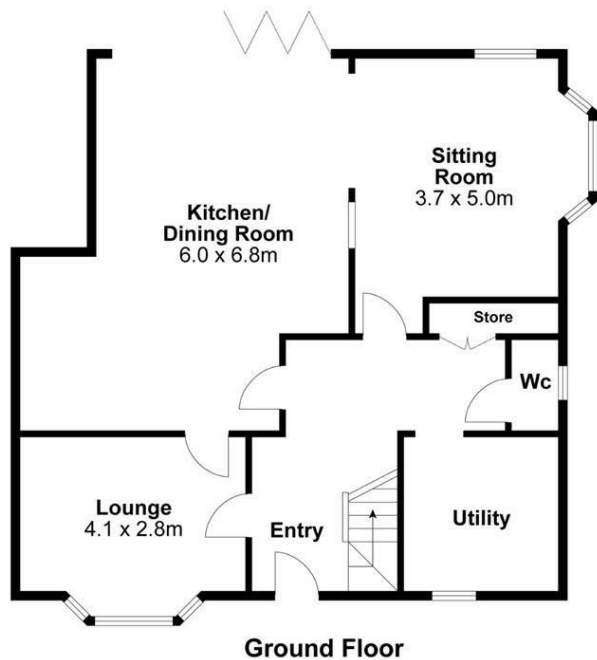
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Internal Area Approx. : 167m<sup>2</sup>

For identification only not to scale

**BRENNAN**  
BESPOKE

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BESPOKE

**OFFICE ADDRESS**  
BRENNAN BESPOKE  
2 The Tithe Barn Glendon Lodge Farm  
Glendon  
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Northamptonshire  
NN14 1QF

**OFFICE DETAILS**  
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**LOCAL AUTHORITY**  
North Northamptonshire

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
C

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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