

# BRENNAN

BESPOKE



OFFERS IN EXCESS OF

**£300,000**

**Walsingham Avenue**

Kettering, NN15 5ER

Situated on the popular Walsingham Avenue in Kettering, this beautifully presented and extended three-bedroom detached home offers stylish and versatile accommodation, ideal for modern family living. Upon entering the property, you are welcomed by a bright entrance area with access to a front reception room. This flexible space is perfect for use as a home office, children's playroom or even a fourth bedroom, catering to a variety of needs. The main living space comprises a spacious lounge/diner, providing a comfortable and sociable environment for both everyday living and entertaining. This area flows seamlessly into the refitted kitchen, which has been finished to a high standard and offers ample storage and worktop space. Beyond the kitchen, the property has been thoughtfully extended to create an additional reception area. This impressive space is ideal as a formal dining room or relaxation area and is enhanced by a striking lantern ceiling, allowing natural light to pour in and creating a bright, airy atmosphere. Bi-fold doors open out onto the rear garden, further enhancing the connection between indoor and outdoor living. Upstairs, the first floor hosts three well-proportioned bedrooms, all presented to a high standard. The master bedroom benefits from fitted storage, providing practical and stylish solutions. A modern family bathroom completes the first floor. Externally, the property continues to impress. To the front, there is ample off-road parking for multiple vehicles. The rear garden has been carefully landscaped to provide a private and low-maintenance outdoor space, featuring artificial lawn and a raised seating area, perfect for relaxing or entertaining. This exceptional home combines modern finishes, flexible living space and a desirable location, making it a fantastic opportunity for a wide range of buyers.

3



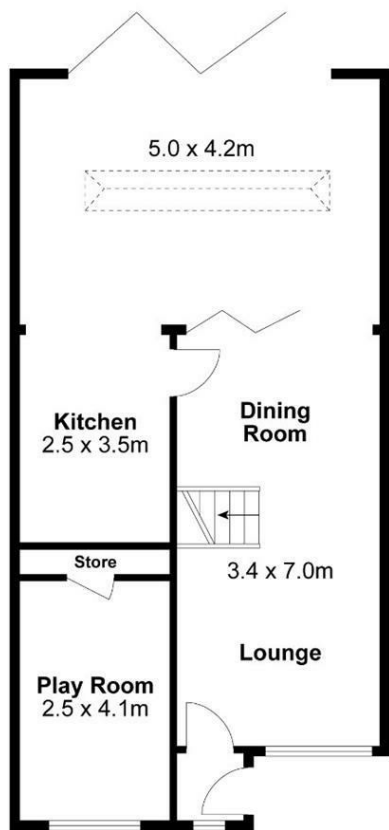
1



2

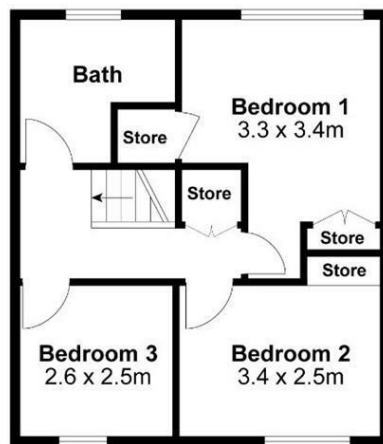






**Ground Floor**

For identification only not to scale



**First Floor**

Internal Area Approx. : 116m<sup>2</sup>

**BRENNAN**  
BESPOKE

**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>	69	75
(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

**BRENNAN**  
BESPOKE

**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>