

BRENNAN

BESPOKE

OFFERS IN EXCESS OF

£240,000

Polwell Lane

Kettering, NN15 6UB

PROPERTY SUMMARY

Location matters. Potential matters. Space matters. Set in a prime position within the popular village of Barton Seagrave, this three bedroom semi detached home is a great option for buyers looking to modernise and create something special. The layout is practical and well balanced, with a welcoming lounge providing a comfortable main reception space, alongside a separate kitchen and useful storage that supports day to day living. To the rear, a conservatory adds an extra layer of flexibility, ideal as a dining space, a play room, a quiet reading spot, or a home office area, while also linking nicely to the garden for easy everyday flow. Upstairs, the first floor offers three bedrooms and a family bathroom, making the home well suited to first time buyers, families, or anyone looking for a project in a strong location. Outside is where this home really opens up, with a large frontage and a generous rear lawned garden framed by mature trees and shrubs, offering privacy, a green outlook, and plenty of room for children, pets, or future landscaping. The setting is a real highlight, with Barton Seagrave Primary School and Latimer Community Arts College within walking distance, and Wicksteed Park close by for weekends and family time. With scope to update throughout and a location that continues to be in demand, this is a smart move for buyers who want to add value and settle into village life.

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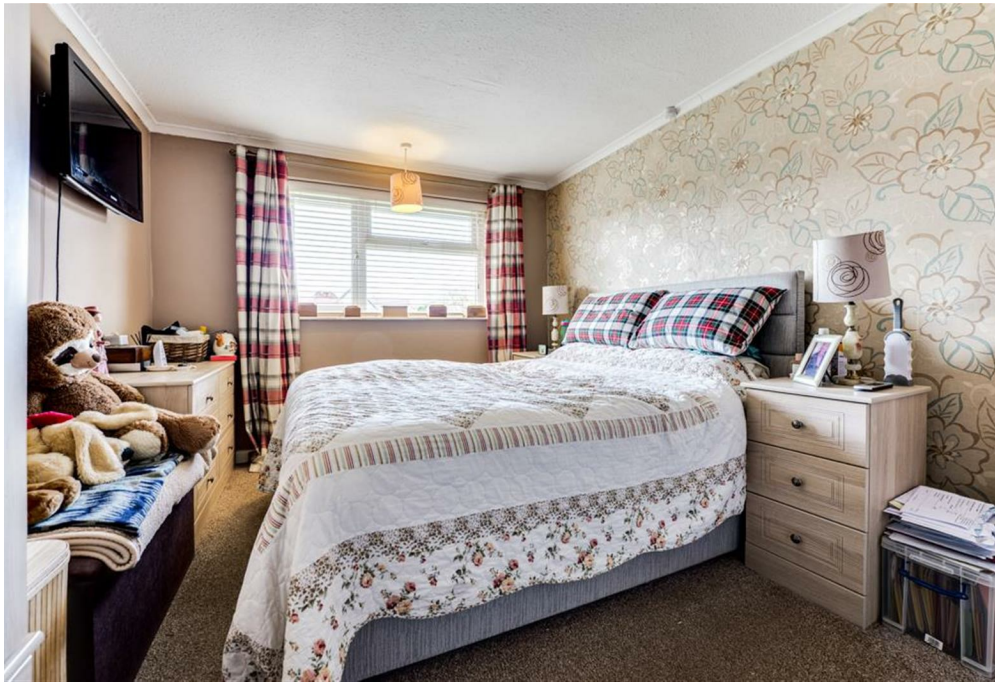


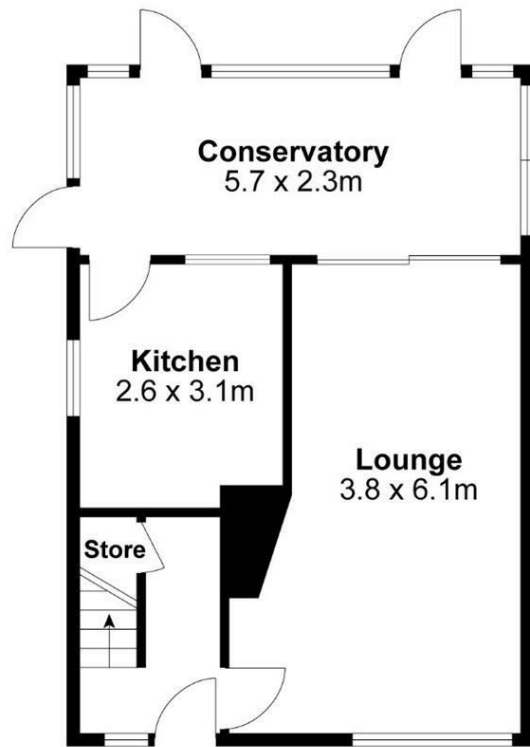
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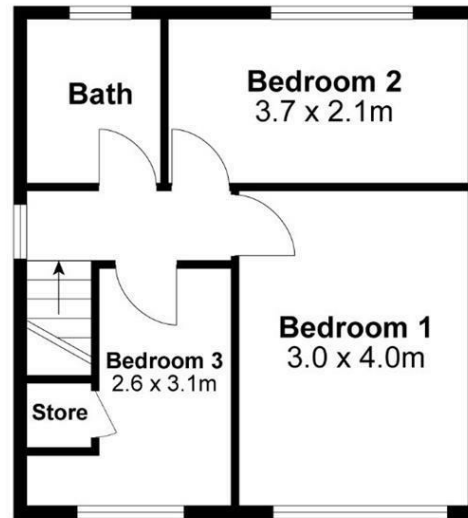
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Ground Floor



First Floor

Internal Area Approx. : 85m²

For identification only not to scale

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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
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