

BRENNAN

BESPOKE

OFFERS IN EXCESS OF

£220,000

Shire Close

Kettering, NN15 6NN

PROPERTY SUMMARY

This modern two-bedroom end-of-terrace home on Shire Close, well positioned close to Kettering Venture Park and a range of local amenities, making it a practical option for first-time buyers, downsizers, or investors. The property is well presented throughout with tasteful décor and a layout that suits day-to-day living, while also offering useful outside space and off-road parking. The ground floor includes a welcoming entrance area leading off to the kitchen and downstairs cloakroom/WC. To the rear is a spacious lounge, providing a comfortable setting for relaxing or entertaining whilst also giving direct access to the large rear garden, creating an easy flow between indoor and outdoor living. There is also a convenient ground floor WC and useful storage, helping keep the home organised. Upstairs, there are two well-proportioned bedrooms and a modern family bathroom. Both bedrooms offer flexibility for a couple, small family, or home working, and the overall finish remains consistent with the modern feel of the property. Outside, the home benefits from off-road parking for ample cars to the side. The rear garden is private and designed for low-maintenance use, with space for seating and outdoor enjoyment. A key feature is the outbuilding, which provides additional storage and could also be used as a home office, hobby room, or garden room depending on requirements.

2



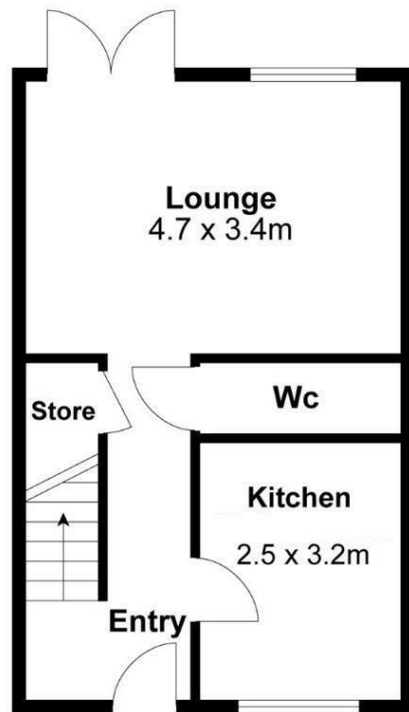
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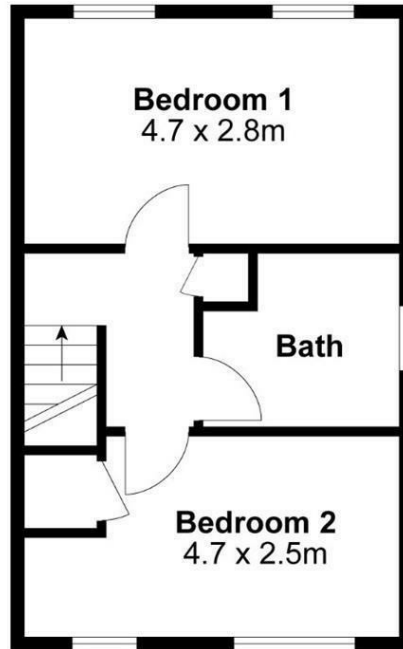
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Ground Floor



First Floor

For identification only not to scale

Internal Area Approx. : 72m²

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LOCAL AUTHORITY
North Northamptonshire

TENURE
Freehold

COUNCIL TAX BAND
B

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	78	83
(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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