

BRENNAN

BESPOKE

£300,000
Baker Avenue
Kettering, NN14 1PF

PROPERTY SUMMARY

Baker Avenue is a detached three-bedroom family home set within the village of Broughton, Northamptonshire, offered to the market with no onward chain and providing a practical layout with excellent outside space. The ground floor includes a comfortable lounge, a separate dining room and a kitchen/breakfast room that works well for day-to-day living, supported by a convenient ground floor WC and useful storage, while the integral garage adds further practicality for storage or secure parking. Upstairs, there are three bedrooms and a family bathroom, with good built-in storage/wardrobes shown on the floorplan, offering flexible accommodation for families, guests or home working. Outside, the front of the property benefits from a driveway providing off-road parking, while the rear garden is private and well suited to relaxing and entertaining, with a patio area for outdoor seating and dining, a lawn, and the added benefit of both a timber shed and a timber garden room, creating versatile space for storage, hobbies, a home office or a garden lounge.

3

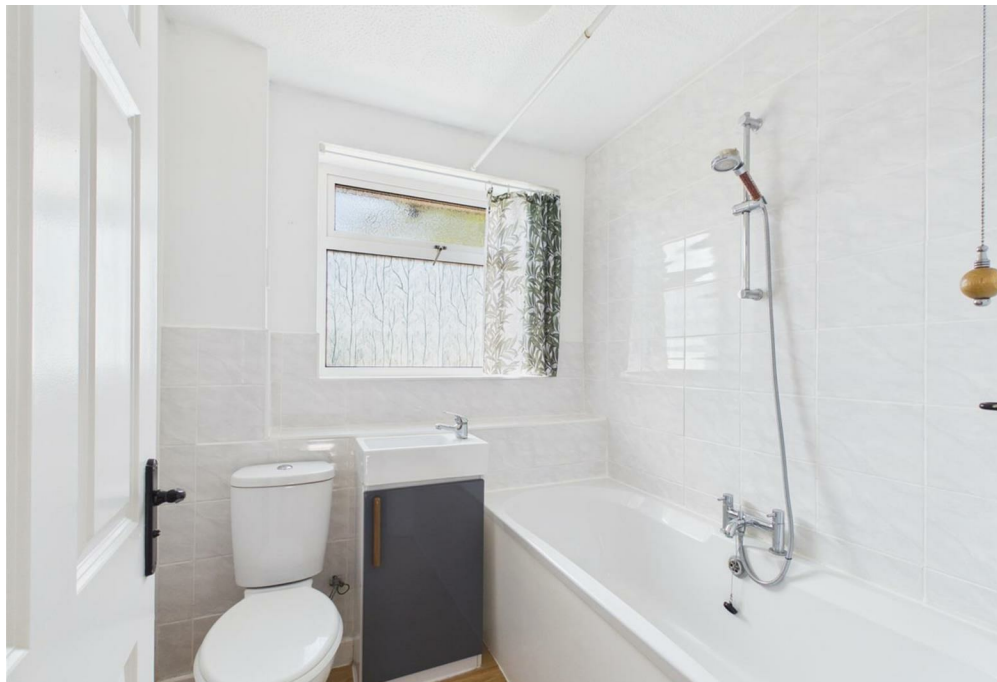


1



2





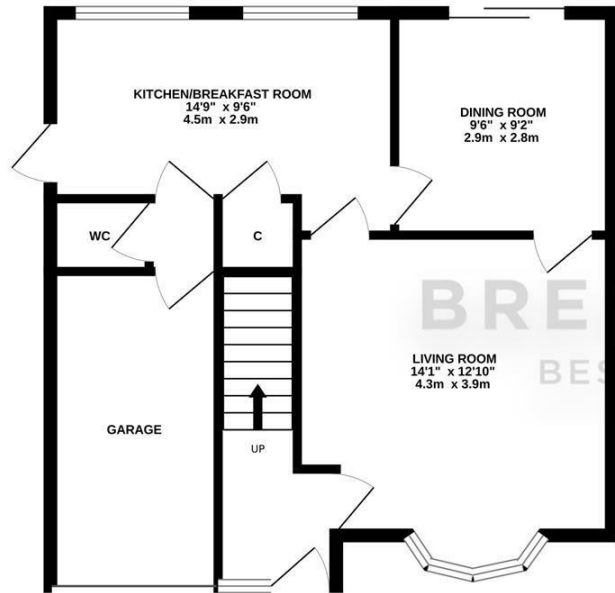
OFFICE ADDRESS

BRENNAN BESPOKE
2 The Tithe Barn Glendon Lodge Farm
Glendon
Kettering
Northamptonshire
NN14 1QF

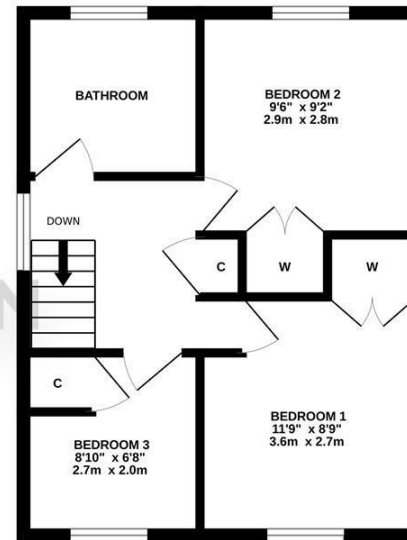
OFFICE DETAILS

01536 904400
info@brennanbespoke.co.uk
<https://www.brennanbespoke.co.uk>

GROUND FLOOR
571 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.0 sq.m.) approx.



TOTAL FLOOR AREA: 948 sq.ft. (88.0 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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LOCAL AUTHORITY
North Northants Council

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		84
(55-68) D	71	
(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