



The Sorrels, Isham

Offers Over £725,000

🛏️ 4 🪑 3 🚗 3



"Contemporary Village Living"

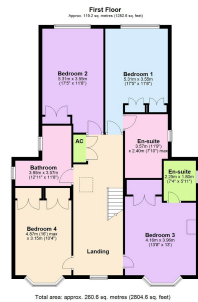
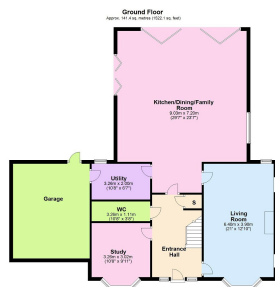
One of the last two remaining plots in this exclusive development of inspirational new build homes constructed by AP Lewis and Sons Ltd, nestled discreetly on the periphery of this sought after village. A deceptively large detached residence offering an impressive specification with a stylish free flowing interior which will include gas central heating, high performance double glazed windows, security alarm system and kitchen and bathrooms supplied by Bells of Northampton. The significant accommodation includes a reception hall, guest cloakroom, living room with wood burner, a palatial kitchen/dining/family room offering en vogue living space, a wonderful social space complimented by bi-folding doors and select integrated appliances. There is also a utility room and study/optional bedroom. Upstairs the generous landing leads to a principal bathroom and four bedrooms the master and the third both with en suite. Outside are generous gardens, driveway and a double garage. Isham offers an outstanding primary school(Ofsted), village pub, church and lovely rural walks, yet Kettering and Wellingborough with their respective railway lines connect with London St Pancras in under an hour. Anticipated completion Spring 2024

- Gas fired central heating
- High performance double glazed windows
- Security Alarm System
- High specification design and finish to both exterior and interior
- Substantial designer kitchen/dining/family room supplied by Bells of Northampton providing free flowing living space with select integrated appliances, ceramic tiled flooring and twin aluminium bi-folding doors providing an open aperture to two sides.
- The living room enjoys a feature fireplace with wood burning stove
- A versatile study/family room offers a multitude of uses
- The first floor features four generous double bedrooms, the master and third bedrooms with en suite, the second and the fourth with Jack and Jill access to the principal bathroom.

Occupying a generous plot, a private block paved driveway offers parking for four cars with access to a double garage with electric sectional door complete with power and light. The foregarden is laid to lawn and a pathway extends to the front door. The fabulous rear garden enjoys an open aspect over fields to the back. The garden is laid to lawn with a natural stone patio. The landscaping specification is subject to confirmation.

- Please note, the images are representative only. Some are computer generated.





- New Home
- Three Bathrooms
- Village Location
- Four Double Bedrooms
- Double Garage
- High Specification



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

15-16 Market Place, Kettering,
Northamptonshire, NN16 0AJ

