



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# Old Dry Lane, Brigstock, Kettering

"Rural Seclusion"

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## "Rural Seclusion"

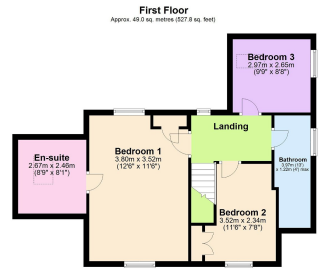
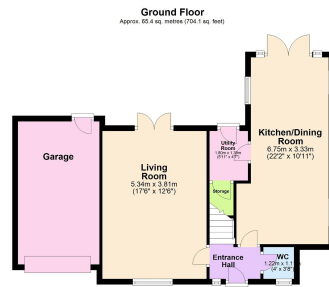
An exclusive development of just two brand new build partial stone homes, discreetly positioned at the end of the quiet lane complete with field views. The heart of Brigstock is a moments' walk away with a pub, village store, doctors, primary school, picturesque church, and fine rural walks. Designed and built with efficiency in mind, with super insulation, an air source heat pump with under floor heating and UPVC double glazed windows. The entrance hall leads to a living room and free flowing kitchen/dining/family room with integrated appliances, a great social space with doors to the garden. There is a utility cupboard and guest cloakroom. Upstairs the principal bathroom has a stylish suite. There are three double bedrooms, the master with en suite. A private driveway single garage, wrap-around gardens and field views complement this exceptional home.

- UPVC double glazed windows
- High Efficiency with super insulation and heating via a state of the art air source heat pump with under floor heating
- An individual design and build in this most desirable village setting
- Stone construction blending in to render at the first floor.
- Entrance hall – stairs rising to the first floor, oak interior doors to;
- Kitchen/ dining /family room - enjoying a designer range of base and eye level cupboards and drawers, single bowl with inset drainer, ceramic tiled splash back, integrated oven, ceramic hob with extractor over, dishwasher, and Fridge Freezer, recessed downlighters, ceramic tiled flooring flowing through to the dining/family room, a great social space with doors to the garden. Under the stairs is a utility area with plumbing for a washing machine.
- Living Room - enjoying a dual aspect with bi-fold doors to the garden
- Upstairs the landing leads to a principal bathroom with low level WC, wash hand basin, panel enclosed bath with shower over, glass shower screen, ceramic tiled splash backs and flooring.
- There are three bedrooms, all of which are double in size, the master with en-suite.

**Gardens**  
The private gravel driveway offers parking for two/three cars with access to a single garage with an electric door and power and light. The foregarden has a pathway extending to the front door. The wrap-around garden is laid mainly largely to lawn with a paved patio perfect for garden furniture (landscaping scheme subject to confirmation).

**EPC RATING: TBC COUNCIL TAX: TBC**





Total area: approx. 114.5 sq. metres (1231.9 sq. feet)

- Garage
- Three Bedrooms
- Village Location
- Parking For Two/Three Cars
- Built With Efficiency In Mind
- New Home



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

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.

