

# CHARLES ORLEBAR

Estate Agents & Auctioneers



36 The Sorrels, Isham, NN14 1HU

£575,000



3



3



2



B







£575,000

# 36 The Sorrels

Isham, NN14 1HU

- 3 Double bedrooms
- Planning permission in progress for ground floor and first floor extensions
- Immaculate condition
- Underfloor heating
- 3 Bathrooms
- Ideal for multi generational living
- Outbuilding
- Mains drainage

Nestled in the charming village of Isham, The Sorrels represents a remarkable opportunity for those seeking a modern family home in pristine condition. This detached house boasts two reception rooms, three double bedrooms, and three bathrooms spread across 1,837 sq ft of luxurious living space.

Built in 2020, this immaculate property exudes modernity and elegance, featuring underfloor heating and air conditioning, and an impressive oak and glass entrance. This is a home made for a family who like to entertain with the hub of the house being the open plan kitchen/family/dining space with two sets of bi-fold doors opening out into the garden, where there is a substantial log cabin which the current vendors have configured as a bar/gym/home office. The idyllic location is this rear garden, backing onto picturesque farmland, offering a tranquil and scenic backdrop. To the front of the property, there is ample parking for 6 vehicles, ensuring that hosting guests is always a breeze!

Upstairs, there are two bedrooms with fitted wardrobes and both benefitting from en-suites. With plans already in place for both first floor and ground floor extensions, the potential for this property is truly limitless. Whether you're looking for a spacious family home or considering multi-generational living, the ground floor bedroom and bathroom make this property versatile and accommodating to various needs.

For commuters, Wellingborough and Kettering train stations are just a short drive away, providing easy access to nearby towns and beyond. While road links are excellent, being within easy reach of the A14 and on to M1/M6 and A1.

To find out more, take a look round with George's video tour and call us on the number above to book your viewing.



## Hall

Kitchen/family room 14'1" x 17'3" (4.28m x 5.27m)

Utility cupboard 10'6" x 2'5" (3.21m x 0.74m)

Snug 15'6" x 10'6" (4.72m x 3.21m)

Bedroom 2 12'0" x 10'7" (3.65m x 3.23m)

Jack and Jill En-suite

Landing

Bedroom 1 15'1" x 14'5" (4.61m x 4.40m)

En-suite

Bedroom 3 12'4" x 10'11" (3.75m x 3.33m)

En-suite

Bar 24'1" x 11'2" (7.33m x 3.41m)

Store











## Floor Plans



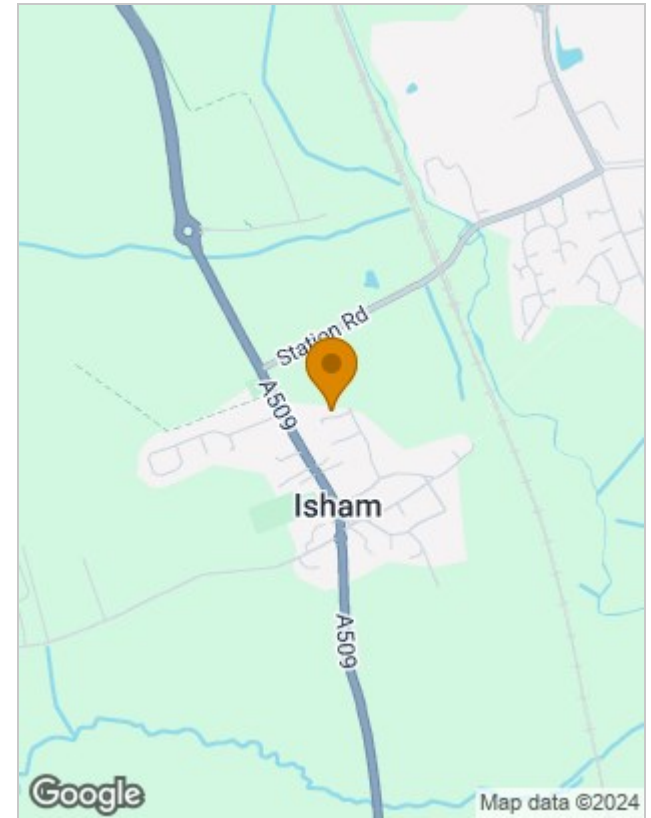
## Viewing

Please contact our Sales Office on 01933313600 if you wish to arrange a viewing appointment for this property or require further information.

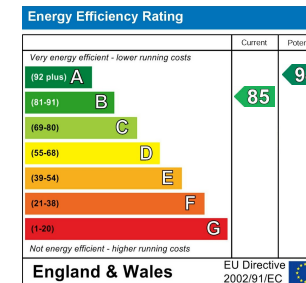
The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

**CHARLES ORLEBAR ESTATE AGENTS** 9-11 High Street, Rushden, Northamptonshire, NN10 9JR  
Tel: 01933313600 Email: sales@charlesorlebar.co.uk <https://charlesorlebar.co.uk/>

## Location Map



## Energy Performance Graph



**Council Tax Band: D**  
Wellingborough

**Tenure: Freehold**