



Kennel Hill, Brigstock Kettering **Freehold** £585,000

**Pattison
Lane**

Key Features

 4  2  C  F

- Four Bedroom Home
- En Suite to Master Bedroom
- Kitchen / Dining / Family Room
- Downstairs WC
- Conservatory

Nestled discreetly within the sought-after and picturesque village of Brigstock, this beautiful and spacious stone-built barn conversion offers a truly secluded retreat. Accessed via a private driveway, the property immediately impresses with its sense of peace and tranquillity.

Step inside to discover a light-filled interior, enhanced by impressive floor-to-ceiling windows and rain-sensitive electronic Velux roof windows that invite the outside in. The thoughtfully designed accommodation flows effortlessly, offering a stylish blend of character and contemporary living.

The property occupies a generous plot, providing well-tended front and rear gardens. The private and secure rear garden, predominantly laid to



lawn, benefits from established trees that enhance the sense of seclusion. You'll find delightful patio areas, perfect for alfresco dining and relaxation, alongside a gravelled border adorned with mature shrubs that provide year-round colour and interest. Practical features include outdoor sockets, an outside tap, and security lighting. A charming summer house offers a further space to enjoy the outdoors, and a detached, stone-built garage provides convenience with power, light, and an electric roller door.

Gated access leads to the front of the property, where a gravelled driveway offers parking. The low-maintenance frontage features a block-paved path and a tranquil gravelled area with a raised border, creating a welcoming approach to this exceptional home.

Furthermore, the property is offered with the advantage of no onward chain, streamlining the buying process.

The accommodation comprises of;

ENTRANCE HALL 16'6 max x 15'5 (5.02m x 4.69m)

CLOAKROOM

LOUNGE 13' plus bay x 14'4 (3.96m x 4.36m)

KITCHEN / DINING / FAMILY ROOM 21' x 15'4 (6.40m x 4.67m)



GROUND FLOOR
1158 sq.ft. (107.6 sq.m.) approx.

1ST FLOOR
803 sq.ft. (74.6 sq.m.) approx.



TOTAL FLOOR AREA : 1961 sq.ft. (182.2 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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CONSERVATORY 11'6 x 11'5 (3.50m x 3.47m)

UTILITY ROOM

BEDROOM FOUR / STUDY 10'2 x 12'9 (3.09m x 3.88m)

FIRST FLOOR LANDING

BEDROOM ONE 12'7 plus wardrobes x 15'4 (3.83m x 4.67m)

EN SUITE

BEDROOM TWO 12'11 plus wardrobe x 14'7 max (3.93m x 4.44m)

BEDROOM THREE 10'1 x 6'10 (3.07m x 2.08m)

BATHROOM

OUTSIDE

FRONT GARDEN

PRIVATE DRIVEWAY

REAR GARDEN

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