

JAMES
SELICKS



43 OLD DRY LANE

OFFERS OVER: £475,000

BRIGSTOCK, KETTERING, NORTHAMPTONSHIRE, NN14 3HY

View to the side



Having been constructed in 2023, this fine village home offers luxury modern living boasting eco-friendly credentials, positioned on an enviable plot bordering neighbouring fields affording fantastic 270° views. Having undergone upgrades to the original specification, this property offers enhanced, flexible contemporary accommodation and is offered to the market with no upward chain.

Constructed in 2023 and benefitting from the remainder of warranty • Entrance hall • Cloakroom • Reception Room • Open plan kitchen/dining room • Utility room • Master bedroom with ensuite • Two further double bedrooms • Family bathroom • Wrap around gardens • Substantial driveway & double garage • No upward chain

Accommodation

This superb family home benefits from the remainder of the 10-year warranty. It offers heating via an eco-friendly and efficient air source heat pump and underfloor heating to both floors. There is uPVC double glazing throughout with bespoke shutters and blinds, and oak interior doors. It has feature external lighting, upgraded appliances and a security alarm system.

The entrance hall with wood effect Karndean flooring leads to the guest cloakroom, which has a contemporary white suite with a low flush WC, wash hand basin with monobloc tap set with a vanity unit offering storage, and ceramic tiling. The good-sized reception room has a lovely dual aspect which fills the room with an abundance of natural light, and it offers access to the garden through French doors with bespoke blinds. There is the same wood effect Karndean flooring flowing from the entrance hall, and there are dimmable downlighters.

One of the principal features of this lovely home is the open plan kitchen/dining room. It has a triple aspect comprising two windows to the side elevation, a further window to the other side elevation and French doors with full height windows either side to the garden, all with bespoke blinds, creating another light and airy space with this home. There is an excellent range of sleek grey handleless eye and base level units all soft closing, complemented with a specialist work surface and upstands. A one and a half bowl sink and drainer unit has been positioned at the window to enjoy views over the garden, and it boasts a Quooker boiling hot water tap with filter option. Upgraded integrated appliances include a Bosch stainless steel oven and plate warmer, an AEG induction hob with concealed extractor over, integrated Bosch dishwasher and a fridge/freezer. Karndean tiled flooring with underfloor heating, continues into the dining area of this sociable space. A utility room off has eye and base level units with a single bowl sink with monobloc tap, specialist work surfaces and upstands, a double height space for a washing machine, and tumble dryer above, and tiled flooring which continues from the kitchen.

Stairs rise from the entrance hall to the first-floor landing. The master bedroom benefits from a built-in wardrobe, and an ensuite, a double shower enclosure with a mains shower, recessed shelving, low flush WC, a wash hand basin set within a vanity unit, chrome heated towel rail, electric shaving point, and wood effect flooring. There are two further double bedrooms, the second bedroom boasting a built-in wardrobe and an airing cupboard. The third bedroom has a skylight, and window overlooking open fields. A family bathroom completes the accommodation, comprising a white contemporary suite with a low flush WC, wash hand basin set into a vanity unit, panelled bath with a mains shower over, ceramic tiling, recessed shelving, electric shaver point, chrome heated towel rail, and wood effect flooring.





Outside

To the front of the property is a generous gravelled driveway providing parking for four vehicles, and access to a double garage with a remote-controlled electric roller door. There is also power and lights in the garage. To both sides of the property are gates which give access to the garden which wraps around this home. A porcelain tiled patio and garden lighting provides the perfect spot to entertain outside. The garden enjoys lovely views over the neighbouring fields and the garden is enclosed by mature established hedging and fencing. There is an outside tap, and two electric points.

Location

The popular and sought after village of Brigstock lies just 7 miles from Thrapston and is one of the few local villages still with a range of facilities including village shops, 2 public houses, a primary school and medical centre. The nearby towns of Thrapston, Corby (5 miles), Kettering (10 miles), Uppingham (14 miles) Market Harborough (15 miles) and Stamford (18 miles) all offer an excellent range of shopping facilities, professional services, schools, train stations and recreational facilities. The village enjoys good access to the local communication network including A14, A43 and mainline rail services from both Corby and Kettering.

Satnav Information

The property's postcode is NN14 3HY, and house number 43.





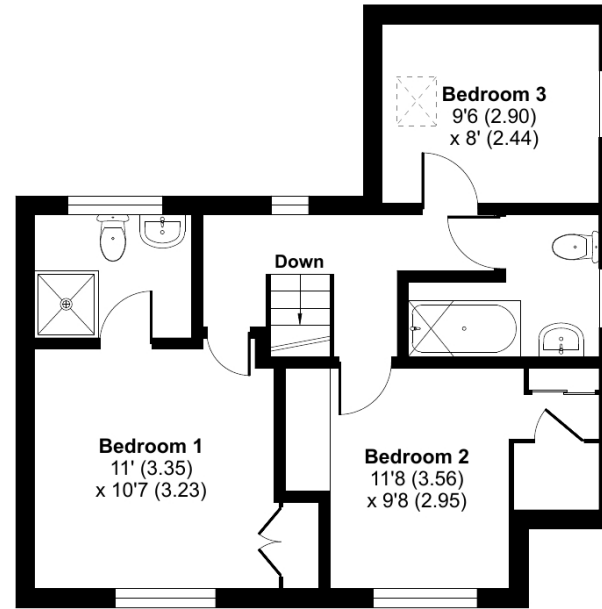


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

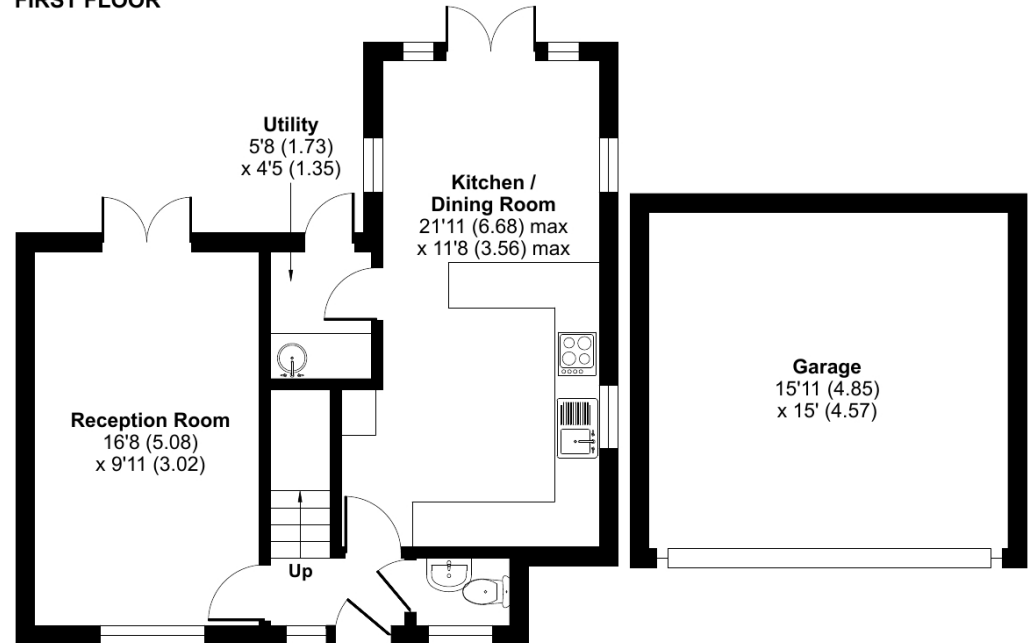
Tenure: Freehold.
 Local Authority: North Northamptonshire.
 Listed Status: Not Listed.
 Tax Band: D.
 Conservation Area: No.
 Tree Preservation Orders: None.
 Services: The property is offered to the market with all mains service, an air source heat pump and underfloor heating on ground and first floor.
 Broadband delivered to the property: FTTP.
 Non-standard construction: Believed to be of standard construction.
 Wayleaves, Rights of Way & Covenants: None Known.
 Flooding issues in the last 5 years: None.
 Accessibility: Two storey dwelling. No accessibility modifications.
 Cladding: None.
 Planning issues: None of which our Client is aware.
 Coastal erosion: None.
 Coal mining in the local area: None.

Old Dry Lane, Brigstock, Kettering

Approximate Area = 976 sq ft / 90.7 sq m
 Garage = 240 sq ft / 22.3 sq m
 Total = 1216 sq ft / 113 sq m
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for James Sellicks Estate Agents. REF: 1146709

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Measures and Other Information

All measurements are approximate. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.



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