

Old Dry Lane  
Brigstock  
Kettering  
NN14 3HY

£475,000

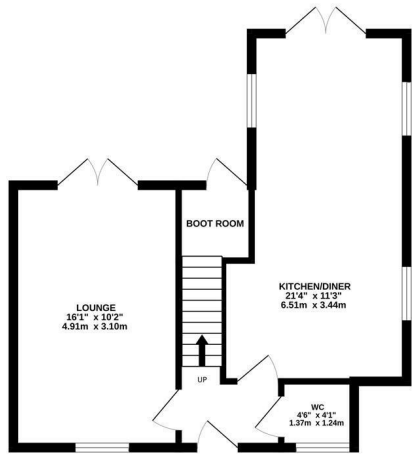


OSCAR JAMES

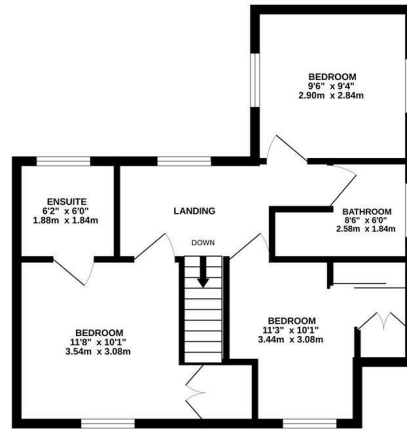
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# FLOOR PLANS

GROUND FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



1ST FLOOR  
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 932 sq.ft. (86.5 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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## AT A GLANCE...



Cosy Lounge



Kitchen/Diner.



Three bedrooms



Family bathroom and en-suite.



Wrap around rear gardens.



Double garage and multiple off road parking.



## WHAT'S GREAT?

This modern village home, constructed in 2023, offers a luxurious and eco-friendly lifestyle with breathtaking views. Situated on a prime plot adjacent to fields, the property showcases upgraded features beyond the original specifications.

### Key Features and Accommodation:

**Eco-Friendly Heating & Modern Finishes:** Heating is provided by an efficient air source heat pump, and the property features underfloor heating throughout. High-quality uPVC double glazing is paired with bespoke shutters, and the interior features oak doors and upgraded external lighting.

**Entrance Hall & Guest Cloakroom:** The entrance hall boasts wood-effect Karndean flooring leading to a guest cloakroom with contemporary fixtures, including a vanity unit with storage, low flush WC, and ceramic tiling.

**Reception Room:** A spacious, light-filled reception room with a dual aspect offers garden access through French doors, complemented by dimmable downlighters and continuous Karndean flooring.

**Open Plan Kitchen/Dining Room:** This standout feature of the home includes a triple aspect, filling the space with natural light. It offers sleek grey handleless units, a specialist worksurface, and high-end appliances including a Bosch oven, AEG induction hob, integrated dishwasher, and fridge/freezer. The sociable dining area flows seamlessly with the same Karndean flooring and underfloor heating.

**Utility Room:** Additional storage and workspace with units matching the kitchen, space for laundry appliances, and continuous tiled flooring.

**First Floor Landing & Bedrooms:** The master bedroom includes a built-in wardrobe and a contemporary ensuite with a double shower. There are two further double bedrooms, one with a built-in wardrobe and the other with skylight views over open fields. A well-appointed family bathroom with modern fixtures completes the upstairs accommodation.

### External Features:

**Driveway & Garage:** A spacious gravelled driveway provides ample parking for four vehicles, leading to a double garage.

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# SELLER'S SECRET

A wonderful home but a change in circumstances has encouraged me to move on, i was drawn to the position of this home as it is wrapped in the wonderful surrounding countryside.



*Why we like it....*

A magnificent country home placed in the glorious setting of the historic, Brigstock Village.

*To buy or not to buy....*

**OSCAR JAMES**

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