



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



# Old Dry Lane, Brigstock, Kettering

"Rural Seclusion"

3 2 2





## "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.

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

**Living Room** - 2.29m x 3.66m (7'6" x 12'0")

**Kitchen/Dining Room** - 6.76m x 3.33m (22'2" x 10'11")

**Utility Room** - 1.8m x 1.4m (5'11" x 4'7")

**Bedroom 1** - 5.36m x 3.66m (17'7" x 12'0")

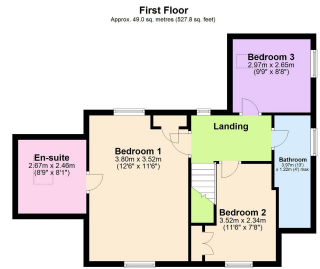
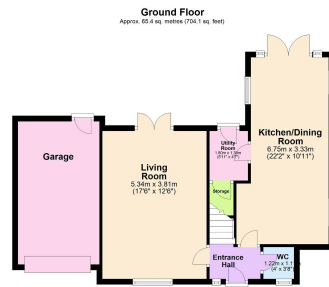
**Ensuite** - 2.67m x 2.46m (8'9" x 8'1")

**Bedroom 2** - 2.97m x 2.64m (9'9" x 8'8")

**Bedroom 3** - 3.48m x 2.67m (11'5" x 8'9")

**Bathroom** - 3.99m x 1.22m (13'1" x 4'0")





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

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



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.

