



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS



# Old Dry Lane, Brigstock

"Efficient Living In A Rural Setting"

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## "Efficient Living In A Rural Setting"

This nearly new, detached home occupies a fabulous position with an impressive plot with double garaging, wrap around gardens with specialist lighting providing evening illumination, there are lovely views to the front and side over pastureland. Offered to the market with NO CHAIN. The stunning interior benefits from a security alarm system, UPVC double glazing and central heating via an efficient air source heat pump. The entrance hall leads via Oak interior doors to the guest cloakroom, stunning free flowing designer kitchen/dining room with quality upgraded integrated appliances, a great social space with double doors to the garden, there is a utility room and a lovely living room with dual aspect. Upstairs the bathroom has a modern cool white suite, there are three double bedrooms the master with en suite. Specialist bespoke blinds have been fitted to select windows and colonial style shutters will be fitted to select windows during February. Brigstock has a primary school, village store, pub and Church as well as wonderful rural walks.

**Living Room** - 5.05m x 3.02m (16'7" x 9'11")

**Kitchen/Dining Room** - 6.86m x 3.53m (22'6" x 11'7")

**Utility Room** - 1.83m x 1.42m (6'0" x 4'8")

**Guest Cloakroom** - 1.37m x 0.91m (4'6" x 3'0")

**Bedroom One** - 3.38m x 3.3m (11'1" x 10'10")

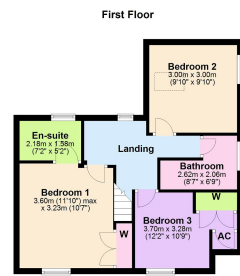
**Ensuite** - 2.18m x 1.57m (7'2" x 5'2")

**Bedroom Two** - 3.18m x 2.41m (10'5" x 7'11")

**Bedroom Three** - 2.92m x 2.51m (9'7" x 8'3")

**Bathroom** - 2.59m x 2.06m (8'6" x 6'9")





Total area: approx. 100.8 sq. metres (1085.1 sq. feet)

- Detached House
- Three Double Bedrooms
- Village Location
- Ensuite
- Guest Cloakroom
- Parking for Four Cars
- Double Garage
- COUNCIL TAX: D
- EPC RATING: C



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.

