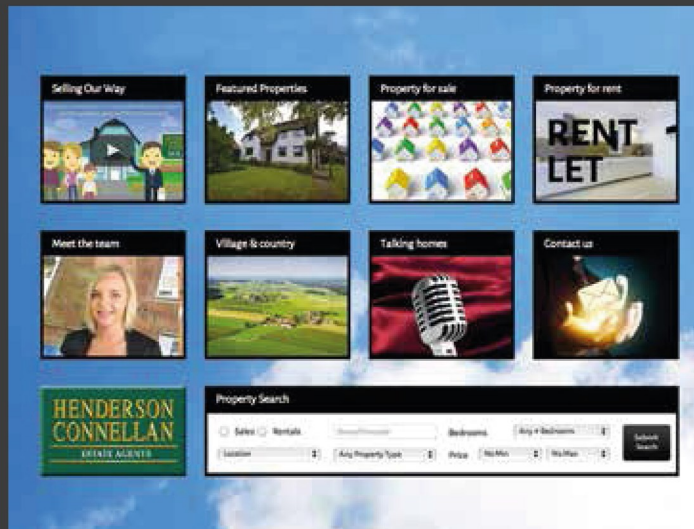


Floorplans and Measurements



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.



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Contemporary Village Living





Plot 9, The Sorrels, Kettering, NN14 1HU



Village

Isham is positioned on the A509 road, three miles south of Kettering and a mile to the west of Burton Latimer with the river Ise to the east of the village. Kettering and Wellingborough train stations are within easy reach, with direct rails services to London St Pancras International in under an hour. The village benefits from the popular Isham CEVA Primary School (rated 'Outstanding' by OFSTED), and a church. Isham Cricket Club, based on the outskirts of the village between Isham and Orlingbury, plays in the Northamptonshire County league. Past players have included Stephen Fleming (New Zealand national cricket team captain) and Johann Myburgh (SA Titans). The village pub, The Lilacs, is owned by the community and serves food 7 days a week.

"Contemporary Village Living"

One of the last remaining plots on this exclusive development of inspirational new build homes constructed by AP Lewis & Sons Ltd, nestled discreetly on the periphery of this sought after village. Occupying a significant corner plot with views over fields, this substantial and architecturally impressive detached residence enjoys a high specification interior which will include gas central heating, high performance double glazed windows and security alarm system. The versatile accommodation offers a generous reception hall, guest cloakroom, en vogue free flowing designer kitchen/dining/family room by Bells of Northampton with select integrated appliances and bi folding doors to the garden, utility room and an impressive living room with wood burner. Upstairs there is a principal bathroom and four generous double bedrooms, the master and guest with en suites. Outside the block paved driveway has parking for four cars and leads to a double garage and the impressive gardens are generous with open views. Isham offers an outstanding primary school (Ofsted), village pub, church and lovely rural walks, yet Kettering and Wellingborough with their respective railway lines connect with London St Pancras in under an hour. Anticipated completion Spring 2024. For further details please contact Henderson Connellan on 01536 417888. EPC RATING: TBC COUNCIL TAX: TBC

Gardens and Exterior

Occupying a generous plot, a private block paved driveway offers parking for four cars with access to a double garage with electric sectional door complete with power and light. The foregarden is laid to lawn and a pathway extending to the front door. The fabulous rear garden enjoys an open aspect over fields to the back. The garden is laid to lawn with a natural stone patio. The landscaping specification is subject to confirmation.

- Please note, the images are representative only. Some are computer generated and others are taken from previously finished plots.





Interior

- Gas fired central heating
- High performance double glazed windows
- Security alarm system
- High specification design and finish to both exterior and interior
- Impressive designer kitchen/dining/family room supplied by Bells of Northampton with select integrated appliances and aluminium bi-folding doors
- The living room enjoys a feature fireplace with wood burning stove
- Upstairs there is a principal bathroom and four generous double bedrooms which all have built in wardrobes, the master and guest with en suites
- 10 year NHBC guarantee
- Interior finishes can be adapted to suit personalised requirements and specification subject to build stage and a deposit being received
- Final specification finish to be confirmed

