



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Plot 1 The Grafton, Windmill Meadow, Brigstock NN14

4 2 2



"Excellence as Standard"

The Grafton Show Home, finished to an exacting standard showcases the modern efficient design and high specification finish of Grace Homes. Commanding a corner position, with distant views to the front, this detached home offers a stylish interior to include an entrance hall, guest cloakroom, living room with feature fireplace, dining room/snug, study, utility room and the free-flowing designer, kitchen/breakfast/family room with premium integrated appliances and Quartz worksurfaces, a great social space with bi-folding doors to the garden. Upstairs the principal bathroom is well appointed, and the four bedrooms are double sized, the principal and guest bedrooms with built in wardrobes and en suite. EPC rating A is achieved with state of the art double glazing, Air source heat pump with under floor heating, Photovoltaic panels supplement the electric supply with optional battery upgrade. Outside is equally impressive with landscaped gardens, private double width driveway, EV Charger and double garaging. Brigstock is an idyllic village with wonderful countryside walks, the convenience of a village store, coffee shop, pub, primary school, Doctors surgery and idyllic Church, Kettering and Corby mainline railways are a short driveaway connecting to St Pancras International in under an hour. Come and see for yourself – call a member of the team on 01536 417888.

Living Room - 4.14m x 6.22m (13'7" x 20'5")

Dining Room - 4.09m x 3.4m (13'5" x 11'2")

Study - 2.72m x 2.84m (8'11" x 9'4")

Kitchen/Family Room - 4.19m x 7.44m (13'9" x 24'5")

Utility Room - 2.26m x 1.83m (7'5" x 6'0")

WC - 2.26m x 0.99m (7'5" x 3'3")

Bedroom One - 4.09m x 3.96m (13'5" x 13'0")

Dressing - 2.92m x 1.47m (9'7" x 4'10")

Ensuite - 2.13m x 2.92m (7'0" x 9'7")

Bedroom Two - 4.19m x 5.38m (13'9" x 17'8")

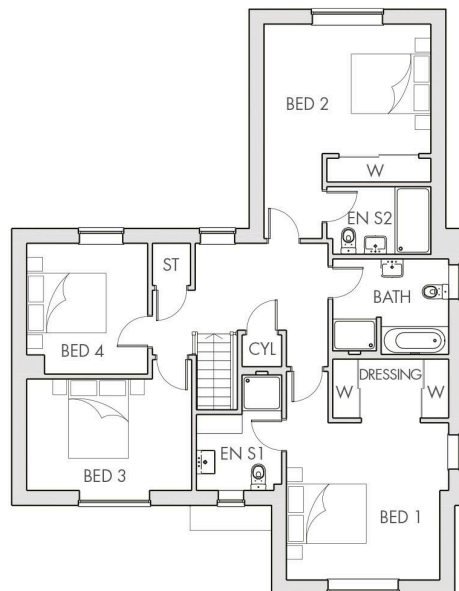
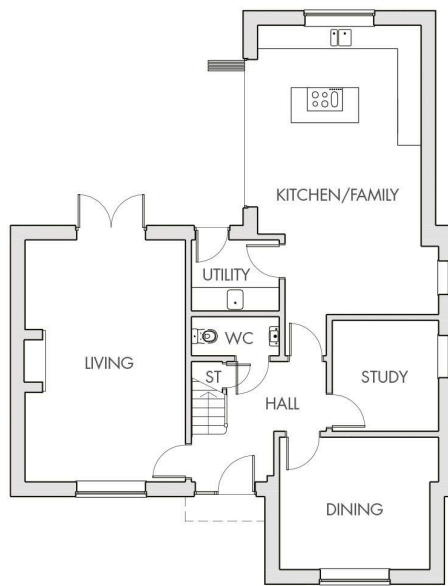
Ensuite Two - 2.62m x 1.7m (8'7" x 5'7")

Bedroom Three - 4.14m x 2.82m (13'7" x 9'3")

Bedroom Four - 3.05m x 3.3m (10'0" x 10'10")

Bathroom - 2.92m x 2.39m (9'7" x 7'10")





- EPC RATING: A
- Efficient Central Heating via an Air Source Heat Pump
- High specification interior with designer Kitchen/Breakfast/Family Room
- Living Room, Dining Room/Snug and Study
- Four double Bedrooms, the Main and Guest Bedrooms with Ensuite.
- EV Charger, Photovoltaic panels with optional battery upgrade
- Double Garage and Parking for six cars
- COUNCIL TAX: TBC



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.

