

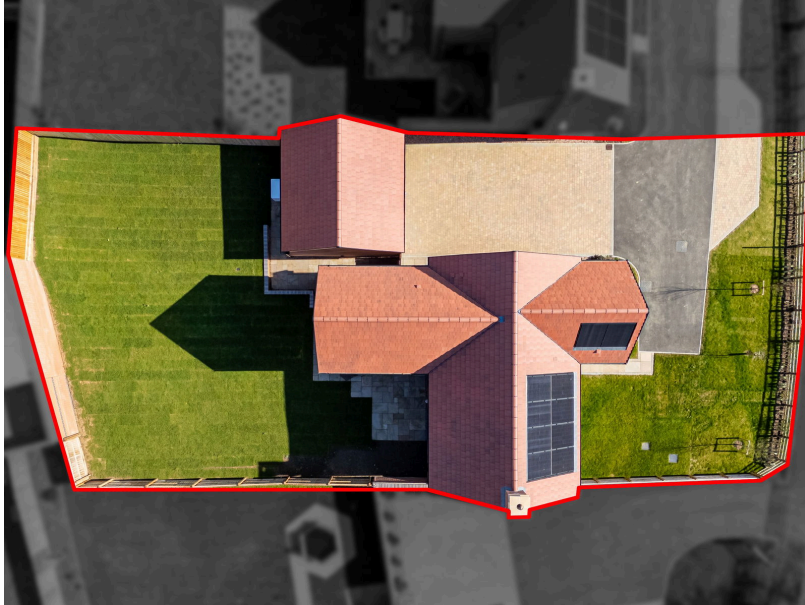


**HENDERSON
CONNELLAN**
ESTATE AGENTS

Plot 5 The Grafton, Windmill Meadow NN14

"Efficient Living in a Most Desirable Village Setting"

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"Efficient Living in a Most Desirable Village Setting"

Cutting edge technology and design combine to create the exceptional interior and efficiency of this brand-new detached home by Messrs Grace Homes. 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 driveway connecting to St Pancras International in under an hour. Efficiency and Quality are at the heart of design with state-of-the-art Air source heat pumps providing underfloor heating, Photovoltaic panels provide supplement the electric supply with optional battery upgrade and an EV charger all of which combine to create an "A rated" EPC. The impressive, versatile floorplan of "The Grafton" includes 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 appliance and Quartz worksurfaces, a great social space with bi-folding doors to the garden. Upstairs the principal bathroom is well appointed, and the four double bedrooms are double sized, the principal and guest bedrooms with built in wardrobes and ensuite. Outside, distant views of countryside can be admired to the front, a double width driveway leads to a double garage with electric doors, the front and rear gardens feature patio and lawn. An exceptional home and setting

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

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")

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

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

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

Dressing Area - 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")

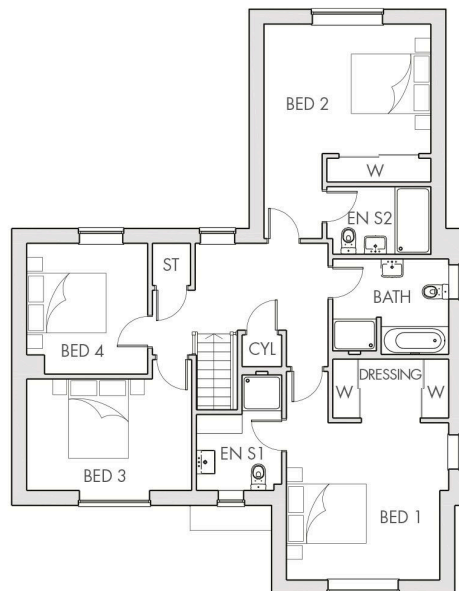
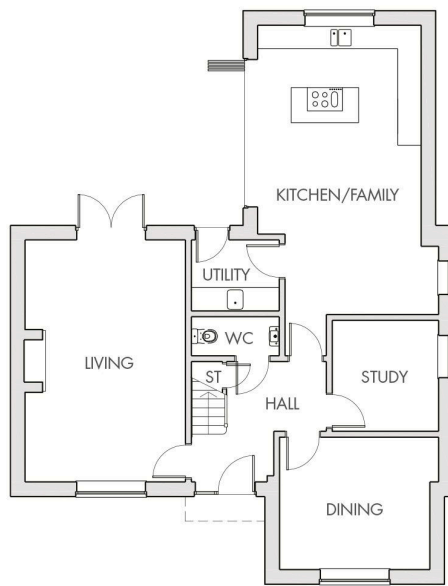
Ensuite - 2.62m x 1.7m (8'7" x 5'7")

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
- High specification interior with designer Kitchen/Breakfast/Family Room
- Four double Bedrooms, the Main and Guest Bedrooms with Ensuite.
- EV Charger
- Efficient central heating via an Air Source Heat Pump
- Detached
- Double Garage and Parking for Four 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.

