



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Plot 35 Harringworth, Windmill Meadow, Brigstock, NN14

"Traditional Values in a Modern World"

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"Traditional Values in a Modern World"

This detached home commands an impressive position with views to both the front and side, designed and finished to an exacting standard by Grace Homes. Efficiency and modern design compliment the build with EPC rating A, achieved by high performance double glazing, central heating via state-of-the-art Air Source Heat Pump, Photovoltaic panels supplement the electricity supply with EV charger and optional battery for efficient storage. The sensational interior includes an entrance hall, guest cloakroom, living room with optional wood burner, versatile study/snug and a designer, free flowing kitchen/dining/family room with quality appliances, Quartz worksurfaces, kitchen island and bi-folding doors connecting seamlessly with the outside. Upstairs there is a principal bathroom and four bedrooms, the main bedroom with en suite. Outside a generous private driveway provides parking and access to a double garage, the foregarden is the perfect vantage point from which to admire the view

Living Room - 6.55m x 4.32m (21'6" x 14'2")

Kitchen/ Family/ Breakfast Room - 7.75m x 4.9m (25'5" x 16'1")

Utility Room - 2.77m x 1.75m (9'1" x 5'9")

Study - 3.73m x 3.05m (12'3" x 10'0")

WC - 2.77m x 1.04m (9'1" x 3'5")

Bedroom One - 5.31m x 3.3m (17'5" x 10'10")

En suite - 3.02m x 1.83m (9'11" x 6'0")

Bedroom Two - 4.42m x 4.27m (14'6" x 14'0")

Bedroom Three - 4.32m x 3.58m (14'2" x 11'9")

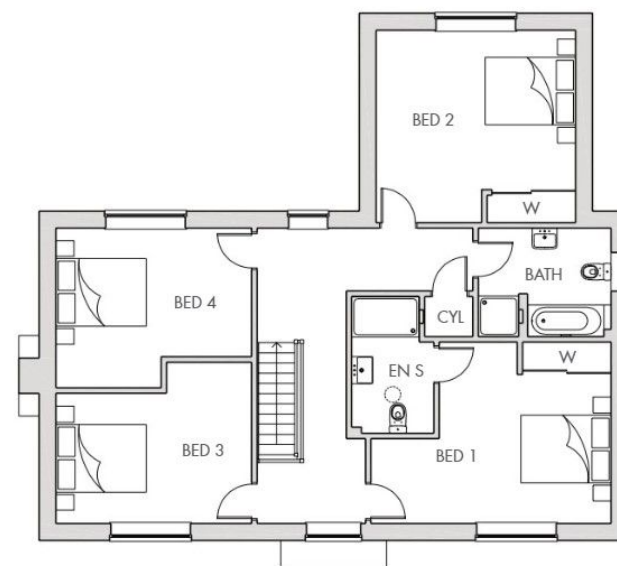
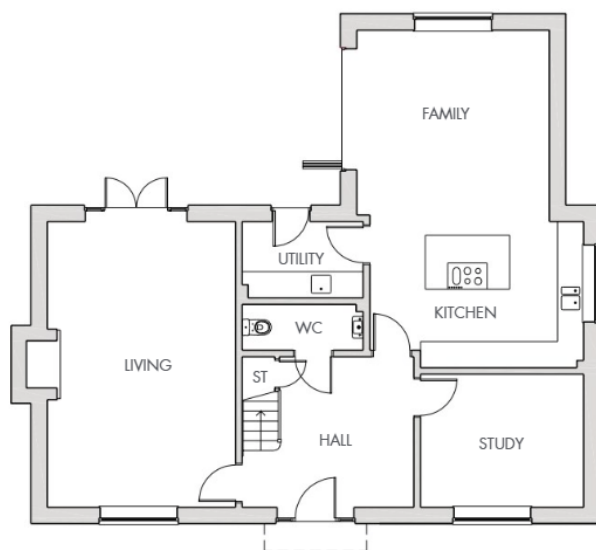
Bedroom Four - 4.32m x 3.53m (14'2" x 11'7")

Bathroom - 2.95m x 2.41m (9'8" x 7'11")





- EPC RATING: A
- Efficient Central Heating via an Air Source Heat Pump
- Photovoltaic Solar Panels - Hybrid inverters with optional battery upgrade
- EV Charger
- Internal images are of Plot 1 - The Show Home
- Designer Kitchen with premium integrated appliances
- Free Flowing Kitchen/Breakfast/Family Room with bifold doors to the Garden
- Living Room with the option to add a wood burner
- Four generous bedrooms the main bedroom with ensuite
- Double Garage and Parking



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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