



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Plot 32, The Grafton, Windmill Meadow NN14

"Spring to Summer, Autumn to Winter"

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"Spring to Summer, Autumn to Winter"

You can enjoy the spectacular change of seasons with the fabulous views of rolling countryside which adjoin the back of this fabulous, stone detached home, commanding an elevated position, distant views provide an impressive outlook to the front. The stunning interior features 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 bedroom with built in wardrobes and ensuite.

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 and an EV charger. Outside is equally impressive with a laid to lawn garden, private double width driveway 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. All four seasons await.

Living Room - 4.11m x 6.2m (13'6" x 20'4")

Kitchen/Family Room - 4.17m x 7.42m (13'8" x 24'4")

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")

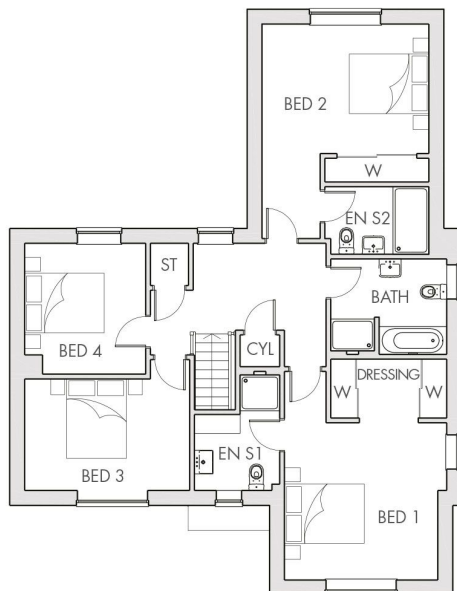
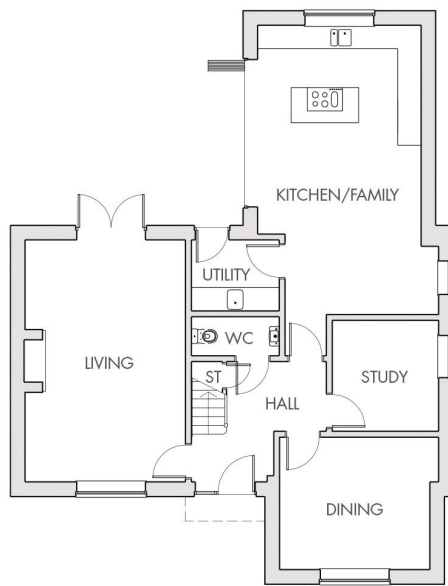
Ensuite - 2.62m x 1.7m (8'7" x 5'7")

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



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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