

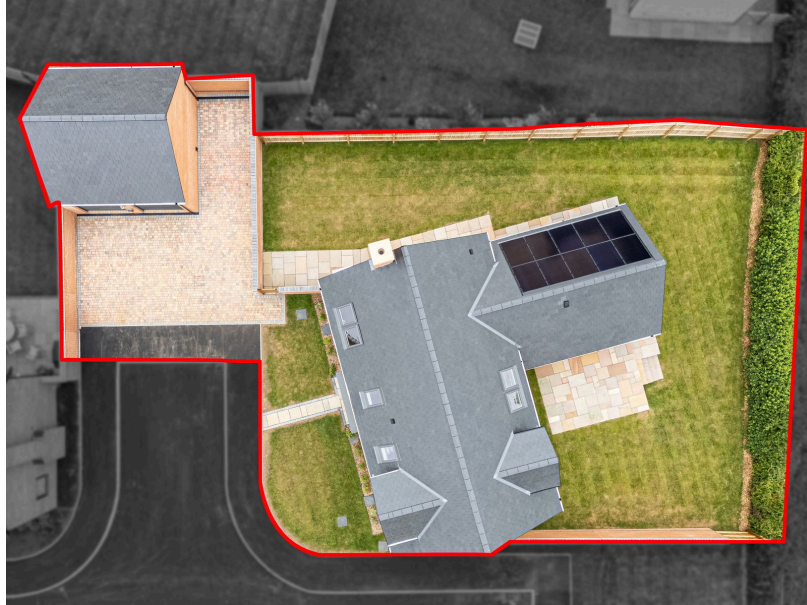


**HENDERSON
CONNELLAN**
ESTATE AGENTS

Plot 7 The Newton, Windmill Meadow NN14

"Nature as your Neighbour"

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"Nature as your Neighbour"

With lovely open countryside views, this impressive, detached home offers a versatile interior perfect for multi-generational living combining both space and quality. Designed to minimise running costs, this highly efficient home boasts an energy performance certificate rating of A with central heating via an air source heat pump and photovoltaic panels supplementing the electric supply. Hybrid inverters allow for the installation of a home battery to benefit further by storing your self-generated electricity. The impressive interior features a large entrance hall, fabulous free flowing kitchen/breakfast/family room with an impressive, vaulted ceiling, Quartz worksurfaces and a fully glazed gable end framing the view of the countryside and beyond. There is a cloakroom, utility room and living room with the option to add a wood burner, a study/dining room in addition to a double bedroom with en suite to conclude the ground floor. Upstairs there is a stylish bathroom and three further bedrooms, one with en suite. Outside the beautiful wrap around garden is lawned with natural stone patio, perfect for admiring the view, a private driveway offers plenty of parking and double garaging.

Living Room - 4.04m x 5.18m (13'3" x 17'0")

Study/ Dining Room - 3.45m x 3.2m (11'4" x 10'6")

Kitchen/Family Room - 5.31m x 9.88m (17'5" x 32'5")

Utility Room - 3.53m x 1.85m (11'7" x 6'1")

Bedroom One - 4.75m x 3.07m (15'7" x 10'1")

Ensuite One - 1.7m x 2.92m (5'7" x 9'7")

Guest WC - 1.85m x 1.75m (6'1" x 5'9")

Bedroom Two - 3.94m x 7.11m (12'11" x 23'4")

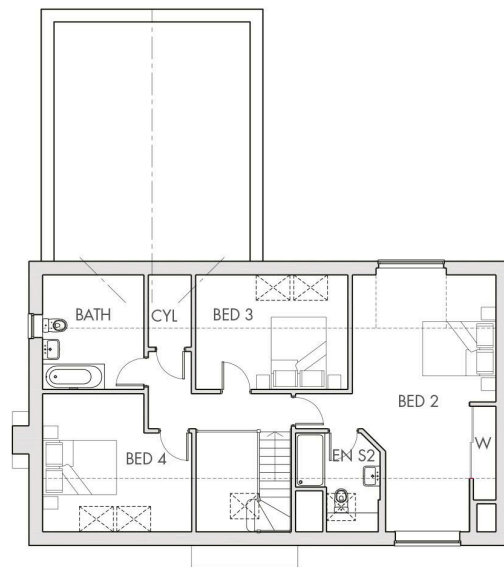
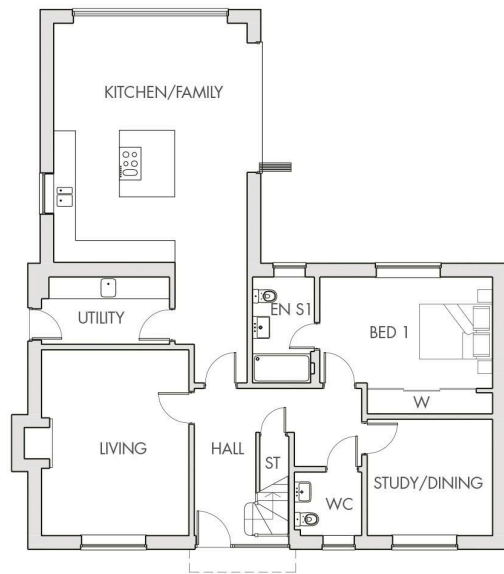
Ensuite - 2.31m x 2.72m (7'7" x 8'11")

Bedroom Three - 4.17m x 3.18m (13'8" x 10'5")

Bedroom Four - 4.09m x 3.81m (13'5" x 12'6")

Bathroom - 2.77m x 0.43m (9'1" x 1'5")





- EPC RATING: A
- Efficient Central Heating via an Air Source Heat Pump
- Photovoltaic Solar Panels
- Hybrid inverters with optional battery upgrade
- Designer Kitchens with premium integrated appliances and Quartz worksurfaces
- Free Flowing Kitchen/Breakfast/Family Room with bifold doors to the Garden, a fabulous glazed gable end provides an impressive outlook
- Versatile reception rooms with Living Room, Dining Room/Snug which can be a bedroom
- Interior photos are from the show home at Plot 1
- 2235 SQ FT
- 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.

