



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

11 The Syke, Brigstock, Northamptonshire, NN14 3HR  
£685,000

🛏 4 🚿 2 🚗 3



## "A Charismatic Cottage oozing Comfort and Style"

This delightful detached home blends tasteful character with stylish modern conveniences which encapsulates idyllic rural living. The property is located within the heart of the village which offers good local amenities including a shop, pubs, church, café, primary school and a doctors surgery. The accommodation has been extended by the current owners with the accommodation comprising a dining room with AGA wood burning stove, well proportioned living room also with a wood burner, stunning garden room, modern fitted kitchen with AGA and an island, rear porch and utility room. There is a double bedroom to the ground floor which benefits from a modern shower room en-suite. There are three further double bedrooms upstairs along with a stylish bathroom. Outside there is an extensive gravelled drive and a pretty, well stocked rear garden.

### **Description:**

This attractive period detached cottage sits under a front facing pantile roof and benefits from a substantial extended rear elevation now providing enticing family orientated accommodation.

Situated within Brigstock which offers easy access to the A14 and is conveniently located for both Kettering and Corby. Brigstock village has a thriving community and is well serviced by local amenities including a shop, pub, café, church, primary school and a doctors surgery. Situated on a generous sized plot with extensive gravelled gated parking and a beautifully maintained rear garden. The accommodation comprises entrance hall which leads through to the dining room which features a wood burning stove positioned within an exposed brick chimney breast. There is a timber floor and a beamed ceiling. Front facing with plantation shutters fitted to the windows, the living room is a generous size and features a wood burning stove, exposed timber floor boards and a beamed ceiling. The kitchen links to the stylish garden room which features a glass roof lantern and French doors which open onto the rear garden. This light and airy room connects to the modern fitted kitchen which includes a fitted range of Shaker style units with acrylic work surfaces incorporating a sink with drainer and mixer tap with acrylic upstands. There is a floor standing range style cooker in addition to an AGA. There is a guest WC and a utility room which provides plumbing for a washing machine. Furthermore, the accommodation provides versatility with a ground floor double bedroom which benefits from a stylish en-suite shower room which includes a walk-in shower with a self draining ceramic tiled floor. There is a wash hand basin set within a vanity cupboard and a WC.

From the first floor landing there is a modern family bathroom which includes a roll top bath, separate shower enclosure, a concealed cistern WC and a wall hung wash hand basin. There are three further double sized bedrooms to the first floor. The property benefits from a gas fired central heating system.

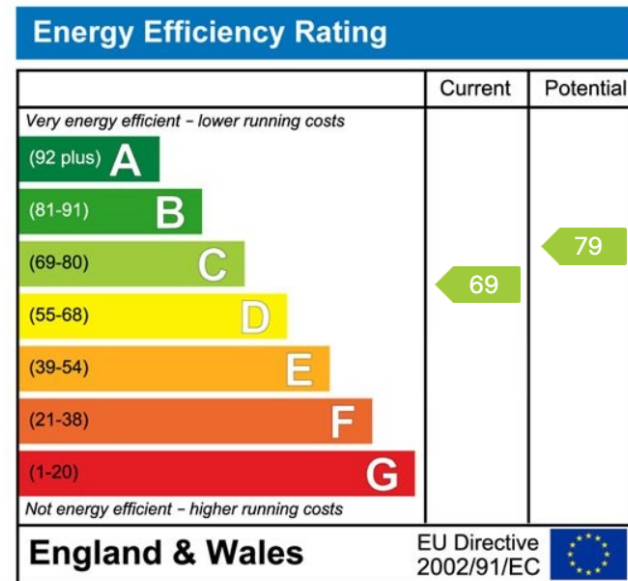
### **Outside:**

There is a gated frontage which is mainly gravelled to provide extensive off road car parking. There is a neat lawn with planted areas. There is side pedestrian access to the rear garden which is attractively landscaped and maintained with various nooks to sit in and enjoy. The garden is mainly laid to lawn with well stocked herbaceous borders. There is a covered BBQ area, two timber storage sheds and a timber summer house.





- Kitchen 4.9m x 3.48m (16'1" x 11'5")
- Dining Room 4.57m x 3.61m (15'0" x 11'10")
- Living Room 5.33m x 3.58m (17'6" x 11'9")
- Garden Room 5.08m x 3.66m (16'8" x 12'0")
- Bedroom One 4.24m x 3.05m (13'11" x 10'0")
- Shower Room 2.26m x 1.91m (7'5" x 6'3")
- Bedroom Two 5.38m x 3.78m (17'8" x 12'5")
- Bedroom Three 4.01m x 3.61m (13'2" x 11'10")max
- Bedroom Four 3.48m x 2.36m (11'5" x 7'9")
- Bathroom 2.29m x 2.31m (7'6" x 7'7") max



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.

10 Spencer Court, Corby, Northamptonshire, NN17 1NU

