



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Stanion Road, Brigstock, Northamptonshire, NN14 3HW

£650,000

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"Impressive Design and Beautifully Located"

An individually and architect designed dwelling which has been constructed and finished to an exacting high standard to provide stunning, well proportioned accommodation throughout. Located within the desirable village of Brigstock which offers excellent local amenities including a shop, pub, doctors surgery, café, primary school and cricket ground. The accommodation includes a reception hall, bay fronted living room, guest WC, integral single garage and a statement kitchen with almost full glass panels over looking the rear garden. The kitchen offers an Island and a quality range of fitted units with Neff appliances. The underfloor heating system continues upstairs where there is a family bathroom and four double sized bedrooms with the master benefitting from a dressing area and shower en-suite, bed two with en-suite. Landscaped front and rear gardens. Countryside views and NO CHAIN.

Description:

The village of Brigstock is situated close to the towns of Thrapston and Corby offering many amenities to include shops, restaurants, theatre, cinema, etc. Country walks on your doorstep and within a short walking distance to village café and local amenities to include a convenience shop, school, doctors surgery and village pub. Brigstock is conveniently situated for easy access to the major road network links of the A14, A1 and the train station is in Corby approximately 15 minutes drive. The predicted EPC rating is A. This highly efficient detached property benefits from high insulation qualities, Vaillant air heat source pump, underfloor heating throughout and solar panels, all designs to reduce the utility/running costs. Remarkably well appointed this generously sized property measures circa 2,200 square foot. The accommodation comprises an airy reception room with stairs rising to the first floor landing. There is a solid oak herring bone floor and a casement door which leads to the single garage. The living room features a box bay window. There is a study/home office. The buyer will have a choice of the floor coverings which is included within the asking price. The kitchen/family/dining room is a lovely open plan space with a picture window and two large sliding patio doors opening onto the rear garden and there is a roof lantern. The kitchen has been fitted with a stylish range of wall and base level units with quartz work surfaces, there is an island unit with built in recycling and a Neff induction hob which is self extracting. There is an integrated fridge, freezer, Neff Slide and Hide electric fan oven and a combination oven/microwave. The floor will be ceramic tiled (buyer can choose). There is a separate utility room with matching fitted units to the kitchen with built in space for a washing machine and a tumble dryer (appliances not included). A door leads to the side access. From the first floor landing there is a large side window which floods the landing area. There is a walk-in airing cupboard with laundry shelving. The family bathroom includes a side panel bath, shower enclosure, wall hung WC and a vanity unit with wash hand basin. Ceramic tiled floor and wall surrounds. There are four double sized bedrooms with the guest bedroom benefitting from a shower room en-suite while the master offers built in wardrobes and a bathroom en-suite including a side panel bath, shower enclosure, wall hung WC and wall hung vanity with wash hand basin with ceramic tiled wall surrounds and floor.

Outside:

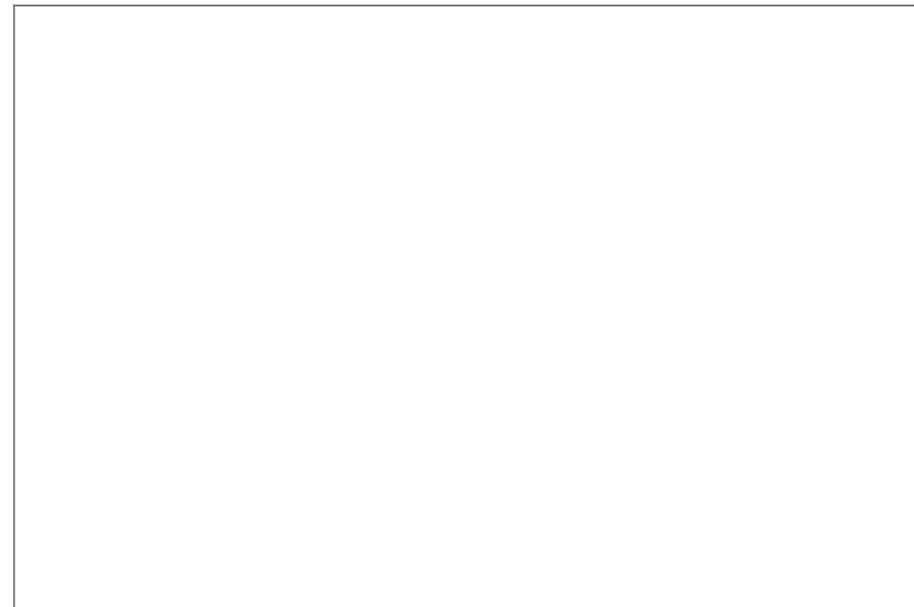
The frontage provides an extensive block paved driveway which provides parking for three/ four cars with access to the single garage. There is a lawn and a pretty planted front border with side gated access to the rear garden. The rear garden is enclosed by timber fencing and mainly laid to lawn with a paved patio seating area.

Room Measurements:





- Living Room - 5.41m x 3.76m (17'9" Max x 12'4")
- Kitchen/Diner/Family Room - 8.46m x 7.47m (27'9" x 24'6")
- Study - 3.76m x 2.13m (12'4" x 7'0")
- Bedroom One - 4.72m x 4.62m (15'6" x 15'2")
- Ensuite One - 3.3m x 1.57m (10'10" x 5'2")
- Bedroom Two - 3.91m x 3.84m (12'10" x 12'7")
- Ensuite Two - 2.62m x 1.52m (8'7" x 5'0")
- Bedroom Three - 4.37m x 3.78m (14'4" x 12'5")
- Bedroom Four - 4.47m x 3.58m (14'8" x 11'9")
- Bathroom - 3.3m x 1.83m (10'10" x 6'0")



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,
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