

Mill Lane  
Brigstock  
Kettering  
NN14 3HG

£560,000

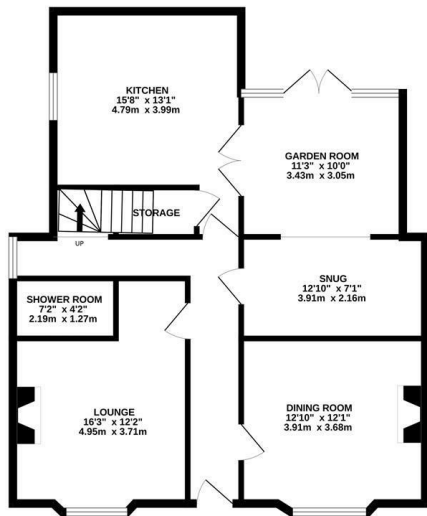


OSCAR JAMES

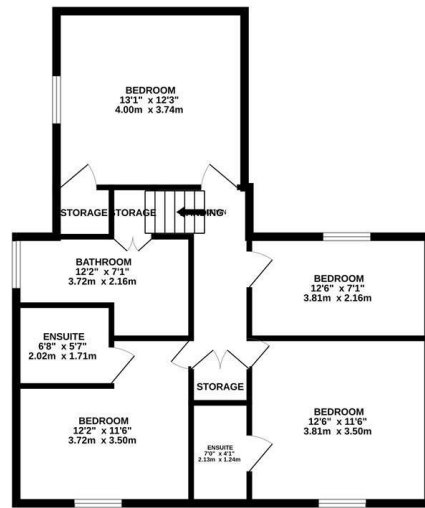
...expect excellence

# FLOOR PLANS

GROUND FLOOR  
845 sq.ft. (78.5 sq.m.) approx.



1ST FLOOR  
740 sq.ft. (68.8 sq.m.) approx.



TOTAL FLOOR AREA : 1585 sq.ft. (147.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## AT A GLANCE...



Cosy lounge and added dining room.



recently modernised kitchen



Four double bedrooms



Four bathrooms.



Serene rear garden.



Off road parking.



# WHAT'S GREAT?

## NO ONWARD CHAIN!!

This beautifully renovated period house, dating back to around 1780, offers a blend of historical charm and modern comfort. It served as the Manse to the United Reformed chapel and is situated within a conservation area in the heart of a picturesque village.

The home has been sympathetically updated, preserving original features like large double-glazed sash windows and high ceilings, which allow natural light to flood the rooms. The spacious accommodation is spread across two floors. The front door opens to a hall, with access to all ground floor rooms. The living room, with a shuttered sash window overlooking the front garden, features a gas-fired stove with a timber mantel. Across the hall, the dining room also has a shuttered sash window to the front and a cozy dual-fuel stove set against a backdrop of parquet flooring.

The snug, which could be used as a playroom or office, connects to a bright orangery that leads into the kitchen. This lovely kitchen features a stone floor with underfloor heating,

bespoke units with quartz work surfaces, an inset sink, and a Stoves dual-fuel range cooker. Integrated appliances include a dishwasher, fridge/freezer, and washing machine. A shower room/WC completes the ground floor.

Upstairs, the landing provides access to four double bedrooms, all of which are light and airy. Two of the front bedrooms have shuttered sash windows and en-suite shower rooms. The largest bedroom at the rear retains the original over-stairs cupboard for extra storage, while the fourth bedroom, overlooking the garden, would make an excellent study. The family bathroom features a power shower over the bath, a WC, and a wash basin.

The house is set back from the road with a central path leading to the front door. To the side of the house, there is vehicle access that leads to a gravelled parking area at the rear, which includes an electric vehicle charging point. The enclosed garden, with its stone walling, offers a lawn.

...expect excellence



# SELLER'S SECRET

An amazing family home that we have loved from the day we moved in.  
We have invested so much emotion into this property to make it our home.  
Foreign shores are calling or this would have remained our forever home.



*Why we like it....*

What an amazing example of a period, village residence. Viewing is a must as the property deserves the utmost attention to see the benefits within.

*To buy or not to buy....*

OSCAR JAMES

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