

HENDERSON CONNELLAN

ESTATE AGENTS



Mauntley Avenue, Brigstock, Kettering, NN14

"The Perfect Design and Setting"

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This innovatively designed and significantly extended semi detached family home offers a stylish, and remodelled interior occupying a generous plot in this small, select cul de sac. Brigstock enjoys two pubs, village store, doctors, primary school, thriving cricket club, picturesque church, and rural walks. The sprawling floorplan benefits from gas central heating and UPVC double glazing to include an entrance hall, lounge enjoying the warmth of contemporary styled log burner, stunning, free flowing kitchen/dining/family room with integrated appliances, Iroko worksurface, and central island, a wonderful social space with bi-folding door to the garden, bringing the outside in for the warmer months. There is a guest cloakroom, utility room, integral garage and versatile home office. Upstairs there is a family bathroom and four double bedrooms, the principal bedroom with ensuite. Outside is equally impressive with a generous private, block paved driveway with parking for three/four cars leading to a extended length single garage with electric door, an EV charging point at the side of the front of the garage, lawned front garden and a private, enclosed landscaped rear garden, the perfect place for summer days, with an open aspect to the back. Sensational!

Kitchen/dining/family room - 8.28m x 6.91m (27'2" x 22'8")

Lounge - 6.78m x 3.81m (22'3" x 12'6")

Utility - 2.82m x 1.5m (9'3" x 4'11")

Guest WC - 1.52m x 0.81m (5'0" x 2'8")

Bedroom 1 - 6.83m x 3.71m (22'5" x 12'2")

Ensuite - 2.34m x 1.98m (7'8" x 6'6")

Bedroom 2 - 3.68m x 3.43m (12'1" x 11'3")

Bedroom 3 - 4.06m x 3.18m (13'4" x 10'5")

Bedroom 4 - 2.44m x 2.41m (8'0" x 7'11")

Bathroom - 2.13m x 1.83m (7'0" x 6'0")

Home office - 5.31m x 2.67m (17'5" x 8'9")

Garage - 8.48m x 3.33m (27'10" x 10'11")

- Generous kitchen/dining/family room
- Lounge with log burner
- Versatile home office
- Four generous bedrooms
- Main bedroom with ensuite
- Lovely landscaped garden with open aspect
- EV charging point
- Close to Village Amenities
- COUNCIL TAX: C
- EPC RATING: C

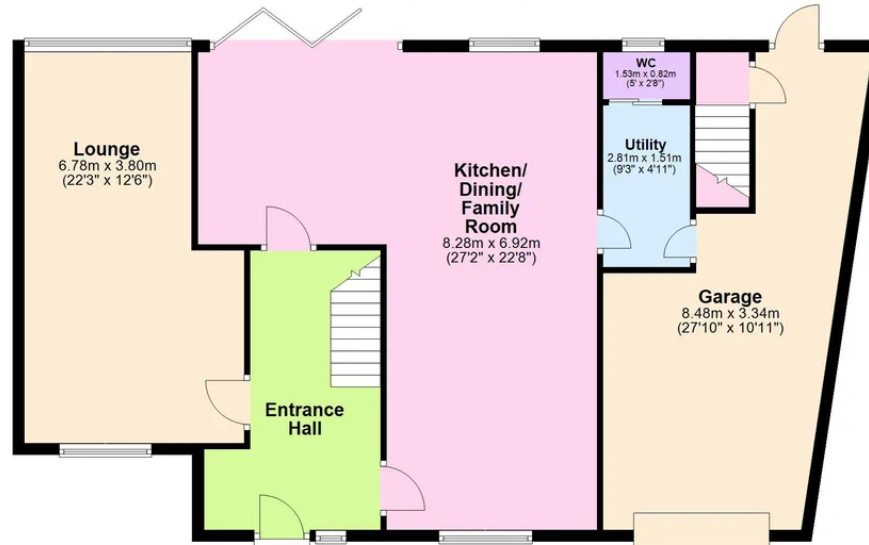
Tenure: Freehold





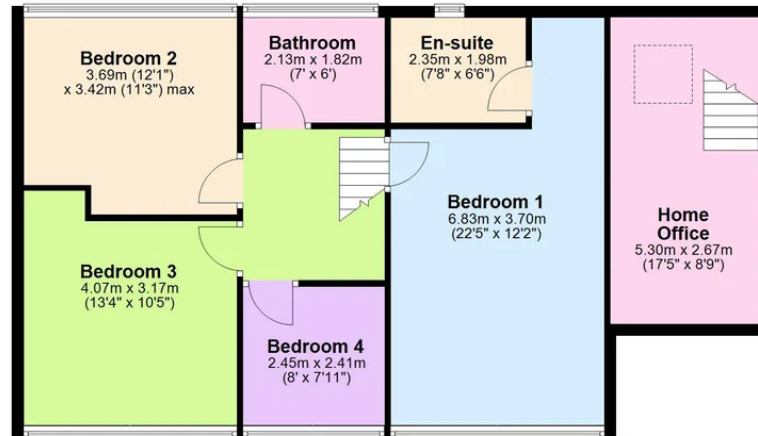
Ground Floor

Approx. 111.7 sq. metres (1201.9 sq. feet)



First Floor

Approx. 84.0 sq. metres (904.5 sq. feet)



Total area: approx. 195.7 sq. metres (2106.4 sq. feet)

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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.

