

HENDERSON CONNELLAN

ESTATE AGENTS

Sterling Court, Kettering, NN14 1RZ

“Traditional character. Modern efficiency”

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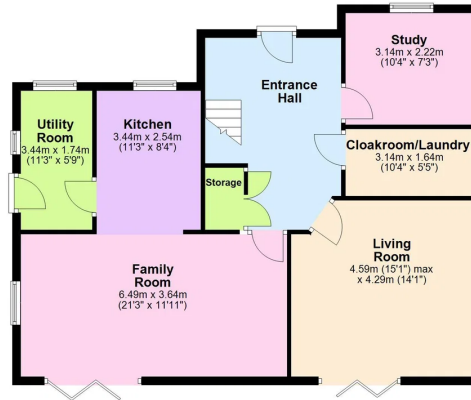
A fresh interpretation of village living, this beautifully crafted home by A P Lewis & Sons combines enduring architectural values with cutting-edge energy efficiency and low-running-cost comfort. Classic on the outside, with striking stonework and detailing, and forward-thinking on the inside, the property incorporates an air source heat pump, underfloor heating throughout the ground floor, solar panels with optional battery storage, high levels of insulation and quality UPVC windows, all helping to deliver an exceptionally energy-efficient home. The high-specification interior is beautifully appointed with oak internal doors and staircase, a security alarm system, and sumptuous designer bathrooms with walk-in wet-room showers by Bells of Northampton. The accommodation includes an entrance hall, cloakroom/laundry and a designer kitchen/dining/family room with quality appliances, quartz worktops and aluminium bi-fold doors opening onto the garden. There is also a utility room, a living room enjoying the warmth of a wood-burning stove, and a versatile study/snug. Upstairs, five double bedrooms are arranged over two floors. The principal bedroom includes a dressing room and ensuite, with three bedrooms and an additional ensuite on the first floor, and two further bedrooms with a shower room on the second floor. This exclusive development is accessed through remote-controlled electric gates. The property has a private block-paved driveway with parking for two to four cars, a double garage with remote-controlled electric sectional doors, and attractive gardens with a natural stone patio and lawns. Loddington Wetlands are moments away, offering attractive rural walks. The village also has a soon-to-reopen pub, primary school, thriving cricket club and picturesque church providing an impressive backdrop. Kettering's mainline railway station is a short drive away, providing access to London St Pancras International in under an hour. Beautifully balancing tradition and innovation, this exceptional home delivers lower-energy living without compromising on style, comfort or character.

- Detached stone residence
- Five double bedrooms
- Security alarm system
- Double garage and parking for two/four cars
- Sumptuous bathrooms and walk in wet room showers by Bells of Northampton
- Gated development accessed via remote controlled electric gates
- Energy efficient air source heating system with underfloor heating to ground floor, radiators to 1st and 2nd floors with solar panels and battery options.
- Built to an exacting standard by A P Lewis and Sons Ltd - 10 Years guarantee
- Early reservations also have the option to discuss personalisation of design and finish
- **Tenure:** Freehold
- **NB- Photos have been digitally enhanced for marketing purposes**

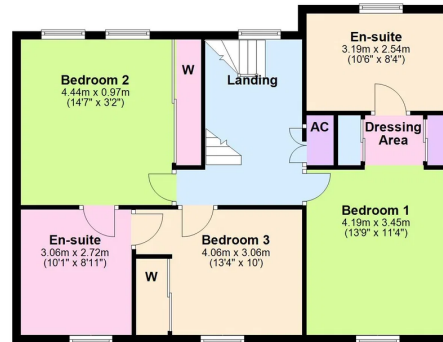




Ground Floor



First Floor



Second Floor

