



An exclusive development
of three luxury homes
in the heart of the
Northamptonshire
countryside



Building homes **with you in mind**

Mackworth**Drive**
Finendon



Discover your dream country home

Have you ever longed for a rural retreat? Your own little piece of heaven with rural views and the sound of birdsong to greet you every morning? At Mackworth Drive, we believe we have created just that with a development of three stunning detached homes overlooking an idyllic meadow and woodland.

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Set in the beautiful Northamptonshire countryside just an hour away from London, traditional materials combine with cutting edge design to bring you the country home you have been waiting for.

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Three exclusive properties

Framed by a majestic laurel hedge and a scattering of mature trees, your new home at Mackworth Drive is an impressive sight. Built with our usual care and expertise, old meets new in the design of these expansive, five-bedroom properties. Ironstone brings a rustic hue to the walls which combine magnificently with a natural slate roof and panels of stylish grey cladding. Inside, there is room to breathe in the generously-proportioned, free-flowing spaces which feature luxuries such as split-level kitchen-family rooms, spacious dressing rooms, top-of-the-range en suites and cosy wood burners.



Each unique home is sited on a generous plot with beautiful gardens, a double garage and plenty of parking space on the driveway. Extensive glazing at the rear of the open-plan kitchen-family and sitting rooms include doors that can be drawn back to allow easy access to the generous patio area and lawn beyond.

The perfect location

Mackworth Drive brings you access to local amenities as well as affording excellent transport links to London and beyond. Situated approximately halfway between Kettering and Wellingborough, Finedon boasts a health centre, shops, pubs and restaurants, and an historic ironstone church. Wellingborough School (4 miles away), Kimbolton School (14 miles), and Oundle School (16 miles).

The town has two primary schools, both of which have been graded 'Good' by OFSTED, with a nearby secondary school in Irthlingborough. Notable independent schools in the area include Wellingborough School (4 miles away), Kimbolton School (14 miles), and Oundle School (16 miles).

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This exclusive development offers privacy, luxury and peace in a stunning countryside setting. Your new life in this beautiful corner of Northamptonshire is waiting for you.

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Distance from NN9 5NL in miles

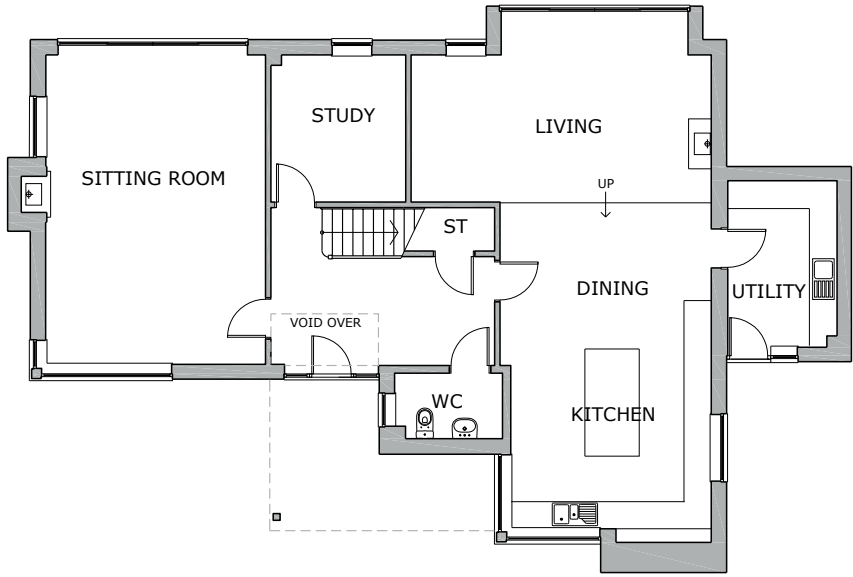
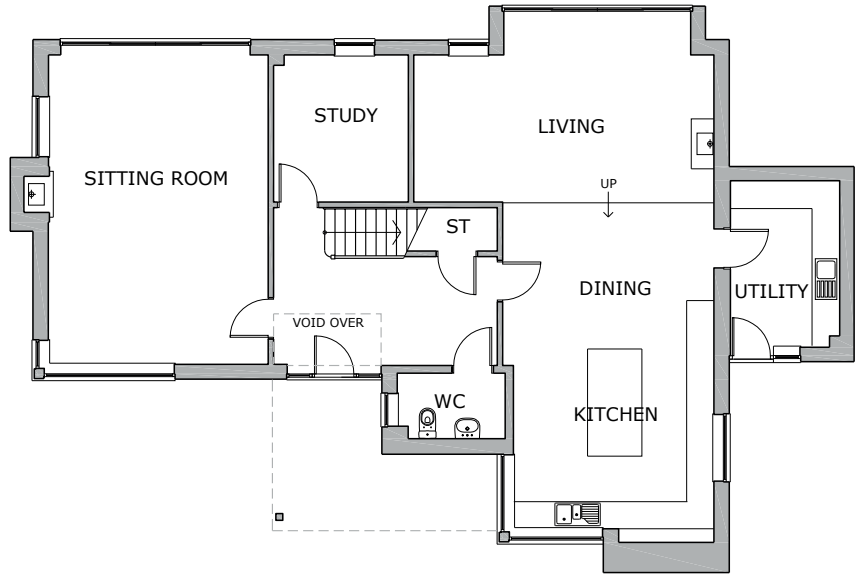
A14 junction 11	3.4 miles
Wellingborough train station	3.5 miles
Northampton	16.2 miles
Milton Keynes	24.4 miles
Huntingdon	25.4 miles
M6/ M1 junction 15	25.9 miles
Leicester	32.8 miles
Cambridge	41.6 miles
Luton Airport	43.6 miles
Birmingham Airport	52.9 miles

Site Plan



Plot 1
Dolben House

A stylish five-bedroom home on a generous corner plot with a detached double garage. At the heart of Dolben House lies a huge split-level kitchen-family room which opens onto a generous patio area and lawned garden. Across the hallway, there is a double aspect sitting room with an open fireplace and superb views of the garden. Upstairs, the master suite with its Juliet balcony has a dressing room and luxurious bathroom. There is a second en suite bedroom and a spacious family bathroom.



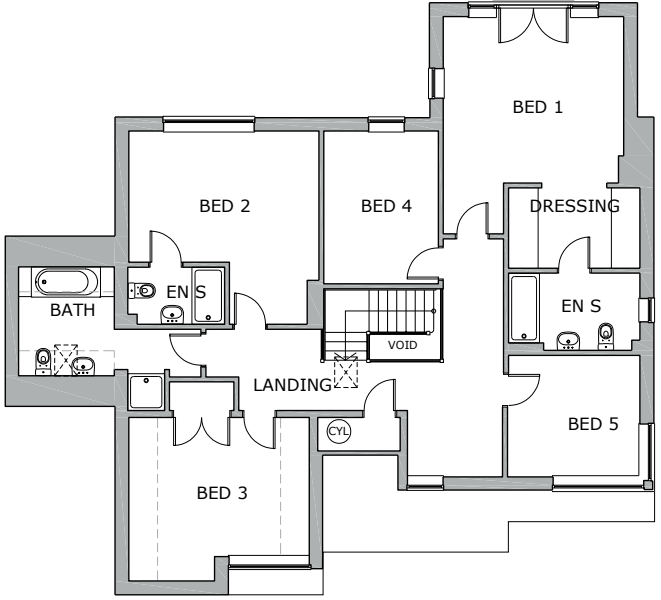
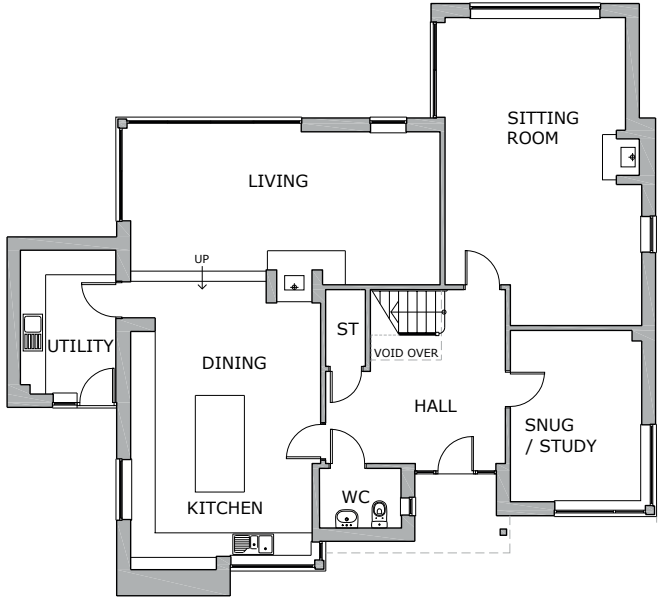
Room Sizes

Ground Floor	(m)	(Ft)
Living	4.13 x 5.53	13' 7" x 18' 2"
Kitchen/ Family Room	2.55 x 5.53	8' 4" x 18' 2"
Utility Room	2.00 x 1.88	6' 7" x 6' 2"
WC	0.95 x 1.55	3' 1" x 5' 1"
First Floor	(m)	(Ft)
Bed 1	3.78 x 3.58	12' 5" x 11' 9"
Ensuite	2.10 x 1.80	6' 11" x 5' 11"
Dressing Room	1.85 x 1.80	6' 1" x 5' 11"
Bed 2	2.59 x 2.93	8' 6" x 9' 7"
Bed 3	2.59 x 2.45	8' 6" x 8' 1"
Bathroom	1.96 x 1.70	6' 5" x 5' 7"

Plot 2

Glendon House

An impressive five-bedroom home with a detached double garage and a lovely west-facing garden. Glendon House has a large, L-shaped contemporary kitchen-family room split over two levels, with a double-sided fireplace. Across the hall, there is a both a study and a beautiful sitting room with an open fireplace and glazed doors onto the patio. On the first floor, the three bedrooms at the rear enjoy views across the garden and fields, whilst the two south-facing bedrooms at the front are bathed in sunlight via the large gable and corner dormer windows.

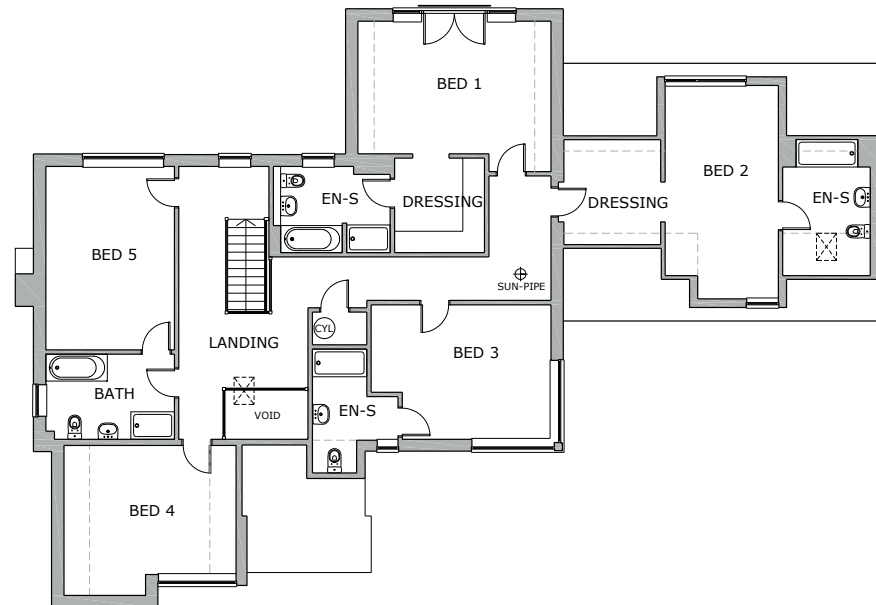
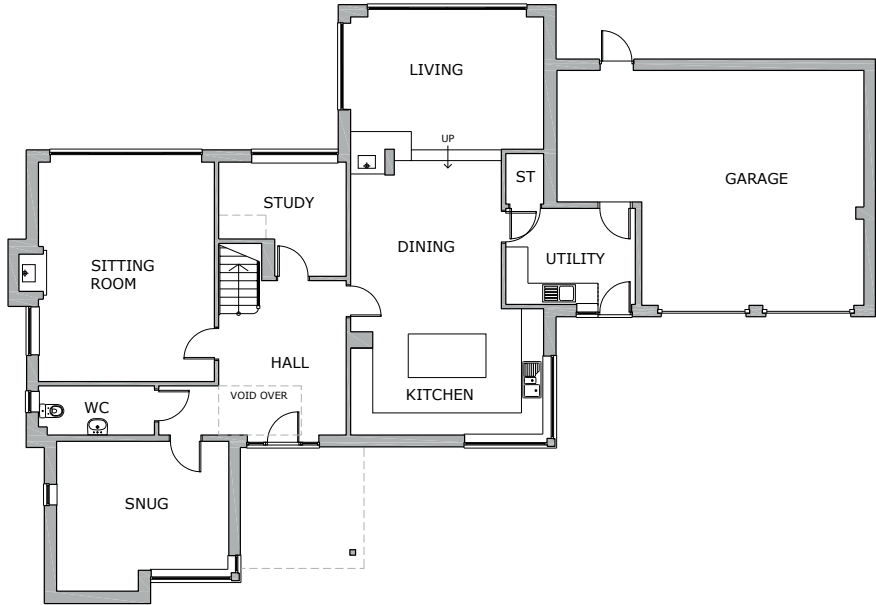


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Plot 3
Woodcock House

A separate driveway leads to a spacious five-bedroom home set among established trees. The oversized double garage with additional work area behind the utility room provides space for limitless uses. The hub of the home is a stunning, contemporary kitchen-family room split over two levels with a statement double-sided fireplace. As well as a formal sitting room on the ground floor, there is a separate snug and study. The generous, galleried landing looks onto the hallway below. Bedrooms 1 and 2 are exceptionally generous, benefitting from dressing rooms, en suites and stunning countryside views.



Room Sizes

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Specification

Kitchen

- SieMatic kitchen professionally designed by Bell of Northampton
- Polished quartz work surfaces and upstands
- Porcelanosa large format floor tiles

Appliances by Siemens:

- Large induction hob, providing instant, energy-efficient heat
- Multifunction single oven
- Combination microwave oven
- Warming drawer
- Integrated fridge freezer
- Integrated dishwasher

Utility

- Porcelanosa floor tiles creating a seamless flow from kitchen to utility
- Laminate work surfaces and upstands
- Plumbing and electrics for a washing machine and tumble dryer

Bathrooms, En Suites & Cloakroom

- Villeroy & Boch 'Subway 2' basins and WCs
- Villeroy & Boch vanity basins to cloakroom and master en suite providing both elegance and storage
- Villeroy & Boch Quaryl® Oberon baths with elegant wall-mounted bath filler
- Mira shower trays with walk-in enclosures to selected showers
- Cifal brassware throughout
- Porcelanosa tiling to floors and walls

Internal Joinery

- Oak doors throughout
- Stylish staircase with oak handrail and glass balustrade
- Contemporary skirting and architrave
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- Contemporary skirting and architrave

At Grace Homes, we pride ourselves on providing an exceptional finish, top-end appliances and an attention to detail which is second to none. Quality and excellence lie at the heart of everything we do.

Media & Electrical

- Smart TV/ HD distribution to each TV point
- Sonos Audio providing a four-zone music system controlled via the Sonos App on your smart phone or tablet
- USB sockets to kitchen and bedrooms
- Low energy lighting throughout with recessed LED downlights in kitchen and bathrooms
- Brushed chrome electrical faceplates

Windows & Doors

- High performance composite VELFAC front door and windows with slate grey externals and a stylish white finish on the inside
- Expansive, sliding VELFAC glazed doors which seamlessly link the living areas with the garden
- Double garage with automatic sectional doors from German manufacturer Hörmann

Heating

- Gas central heating system with latest generation, energy-efficient Worcester Bosch condensing boiler and Greenstar twin-coil cylinder
- Solar panels in the roof to generate energy for up to 60% of hot water use
- Energy efficient underfloor heating to the ground floor
- Thermostatically-controlled radiators upstairs
- Heating system fully controllable via smartphone
- Contemporary multifuel stove in the kitchen/family room
- Fireplace in the sitting room suitable for the installation of a wood burner
- Predicted Energy Efficiency Rating B

Security

- External lighting with PIR sensors
- NSI Gold certified alarm with control options via your smartphone or tablet
- Wiring installed for up to four CCTV cameras

Outside

- Landscaped and turfed front garden with rear garden laid to lawn
- Patio and paths in natural stone
- Driveway paved with setts

Peace Of Mind

- 10 year LABC New Homes Warranty
- We subscribe to the Consumer Code for Home Builders

SieMatic

PORCELANOSA
TILES · BATHROOMS · KITCHENS

VELFAC®
WINDOWS FOR LIFE

SIEMENS

SONOS

Villeroy & Boch
1748



What makes us unique?

At Grace Homes, we pride ourselves in putting you, the customer, at the centre of everything we do. We specialise in small developments with unparalleled build quality and attention to detail. To put it simply, we want to build your perfect home.

Through the use of innovative design and a respect for the architectural heritage of an area, we choose carefully selected materials and expert tradespeople who share our cornerstone principles of quality and craftsmanship. The end result is a home which not only looks beautiful but is reassuringly solid, with quality finishes throughout.

We are known for our 'above and beyond' approach to customer service and rightly so. Our sales team is with you every step of the way, and we're happy for you to make minor changes to fixtures and finishes to create your dream home. The earlier you speak to us, the more flexibility we can offer.



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Our after-sales service is second to none and we'll be on hand to deal with any queries you may have once you have moved into your new home.

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An award-winning housebuilder

We're proud to say that the construction industry has recognised our many achievements over the years, including excellence in construction, energy efficiency, and exceptional site management.



How to find Mackworth Drive Postcode - NN9 5NL



Building homes with you in mind

Images

The artist's impressions used in this brochure give a good indication of the look and feel of a completed property, but they are not definitive representations. Please note that construction and landscaping details can change during the course of the development. It is also worth bearing in mind that the photographs which appear in this brochure do not directly represent the specification of any particular home.

Specification Changes

We reserve the right to make changes to the specification during the course of the construction process. To ensure that you have the most up-to-date specification for a specific home please call us on 01536 740019 or check at the point of reservation.

For more information or to arrange an appointment to view Mackworth Drive, please call our sales team on:

Tel: 01536 740019 or

Email: sales@gracehomes.co.uk