



# The Willows, Stannard Way

Brixworth, Northamptonshire

oriordanbond  
TOWN & COUNTRY





# The Willows

Stannard Way  
Brixworth NN6 9BT

£310,000

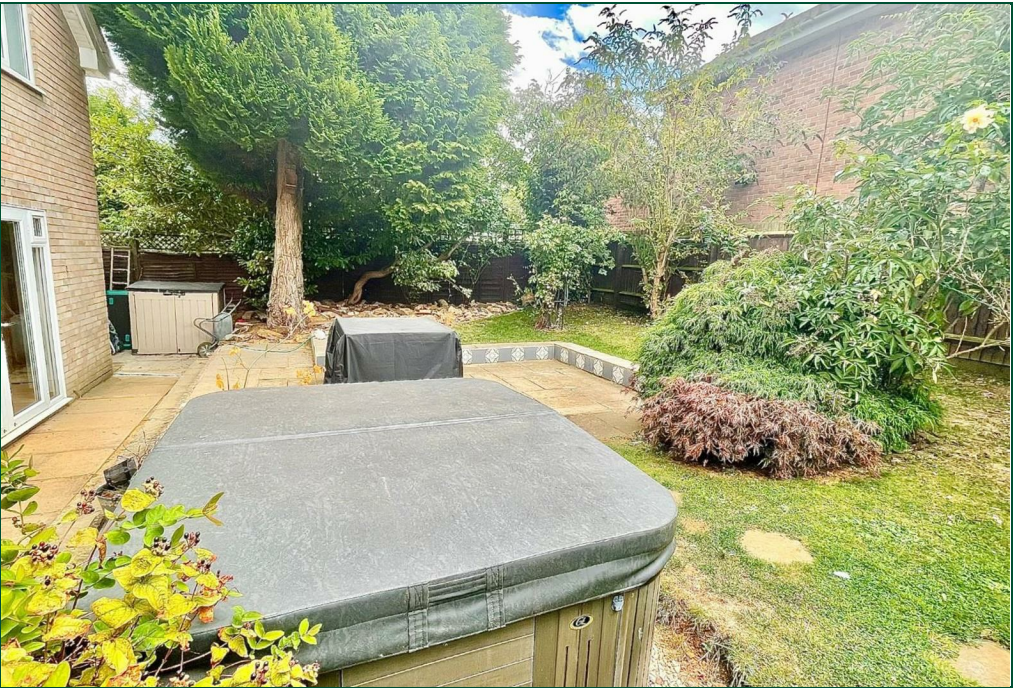
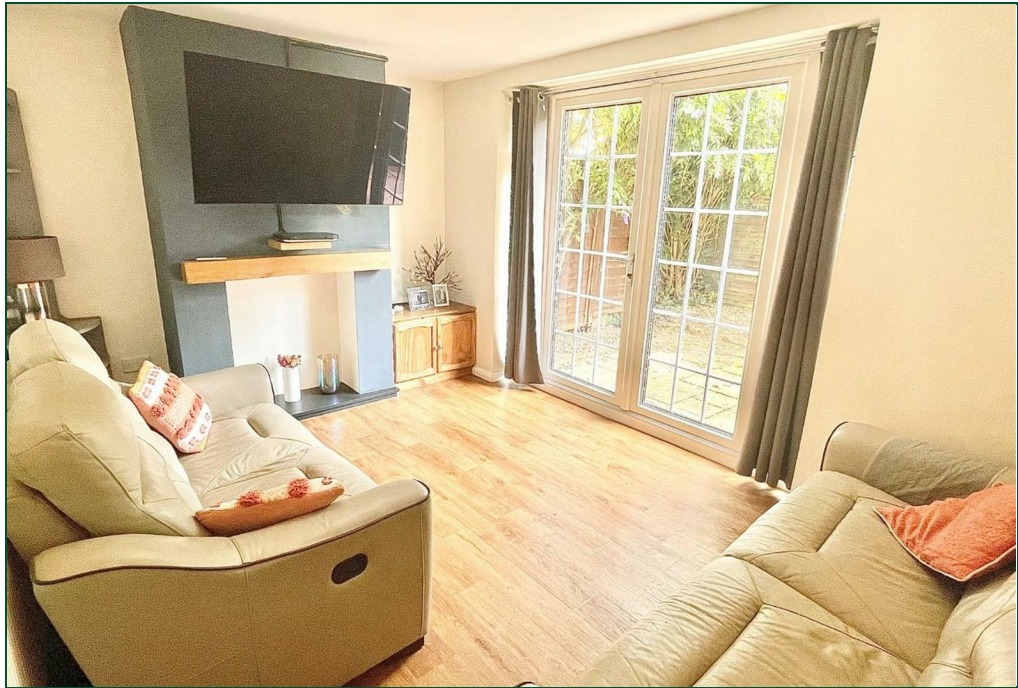
An extended semi detached house, with secluded south facing wrap around garden, situated in a non-estate position, within walking distance of local amenities in the thriving village of Brixworth. The property has uPVC double glazing, soffits and facias and gas radiator heating.

Accommodation comprises porch, entrance hall, sitting room with fireplace, dining room, modern kitchen/breakfast room with larder, utility cupboard and access to garage, master bedroom with dressing area including built-in wardrobes and en-suite, two further double bedrooms and a spacious four-piece family bathroom. Outside to the front is off road parking. To the rear is a private easterly facing terrace and a fully enclosed secluded southerly facing garden to the side with potential to extend further if required (subject to planning permission.) The property is offered for sale with no onward chain. (B/1270/L)

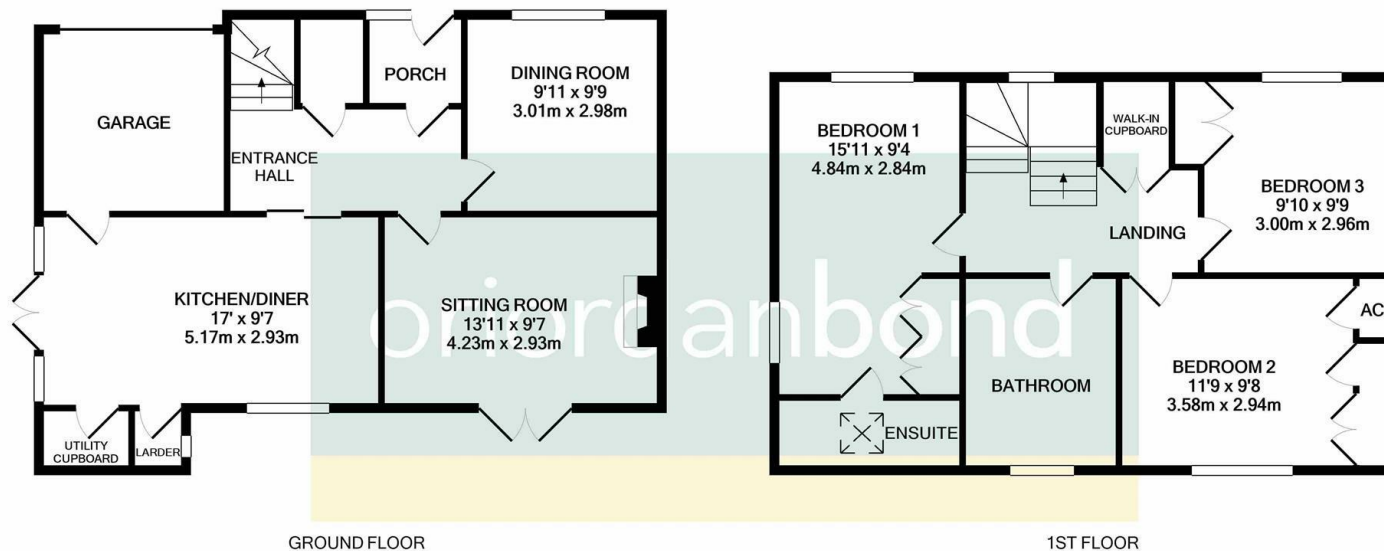
- Extended three bedroom semi detached home
- En-suite and dressing area to master bedroom
- Two reception rooms
- Gas radiator heating
- Secluded south facing wrap around garden
- Off road parking and garage











TOTAL APPROX. FLOOR AREA 1133 SQ.FT. (105.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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#### Additional information

- Council Tax Band: C
- Energy Efficiency Rating: D

#### Viewing

Viewing strictly by appointment – details below

#### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

**O'Riordan Bond Brixworth Sales**

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