



**3 Lesson Road**  
Brixworth, Northamptonshire

**oriordanbond**  
SALES & LETTINGS





## 3 Lesson Road

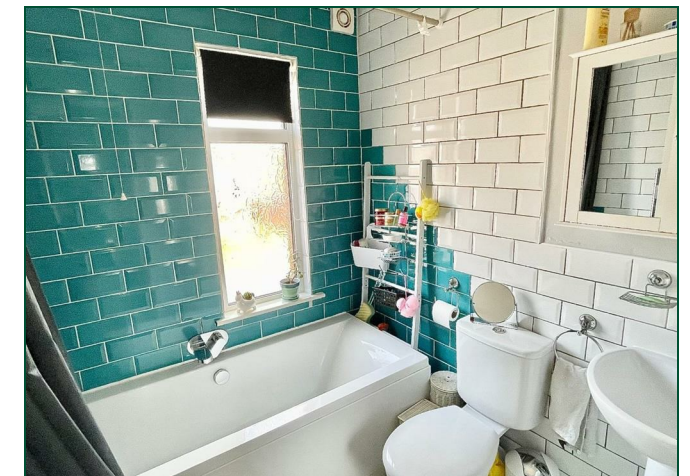
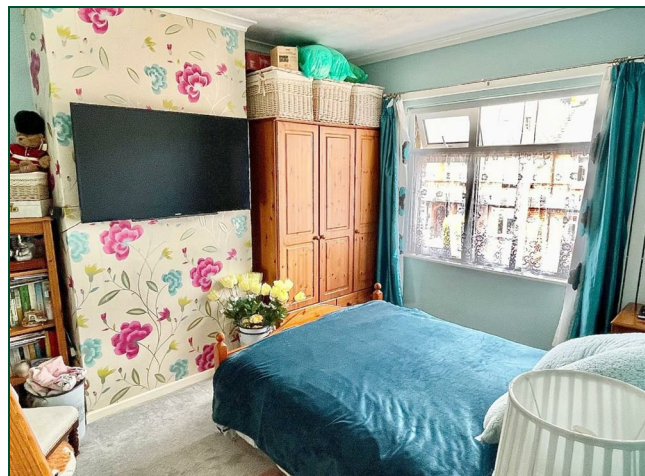
Brixworth  
NN6 9EE

£280,000

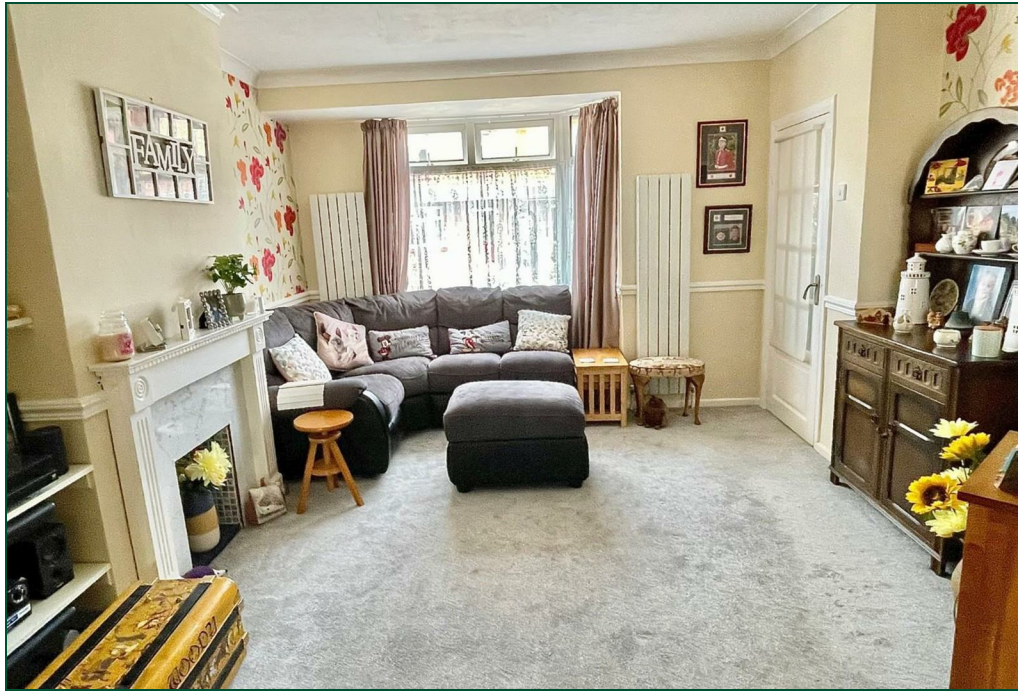
**A single bay fronted terraced house situated in the thriving village of Brixworth. The property benefits from a substantial single storey addition to the rear with three skylight windows, replacement uPVC double glazed windows and door to the rear, new boiler and radiators installed in 2020.**

Accommodation comprises entrance hall, sitting room with internal bi-folding doors to the 24ft open plan dining/kitchen/family room, utility/WC, first floor landing, three bedrooms and a bathroom. Outside to the front is double width off road parking and side pedestrian access to the rear garden. There is a 140ft fully enclosed southerly facing rear garden with a 240ft2 outbuilding (incorporating power and light), a large patio area to the rear of the house and the remainder of the garden being mainly laid to lawn with well stocked flower borders. (B/986/L)

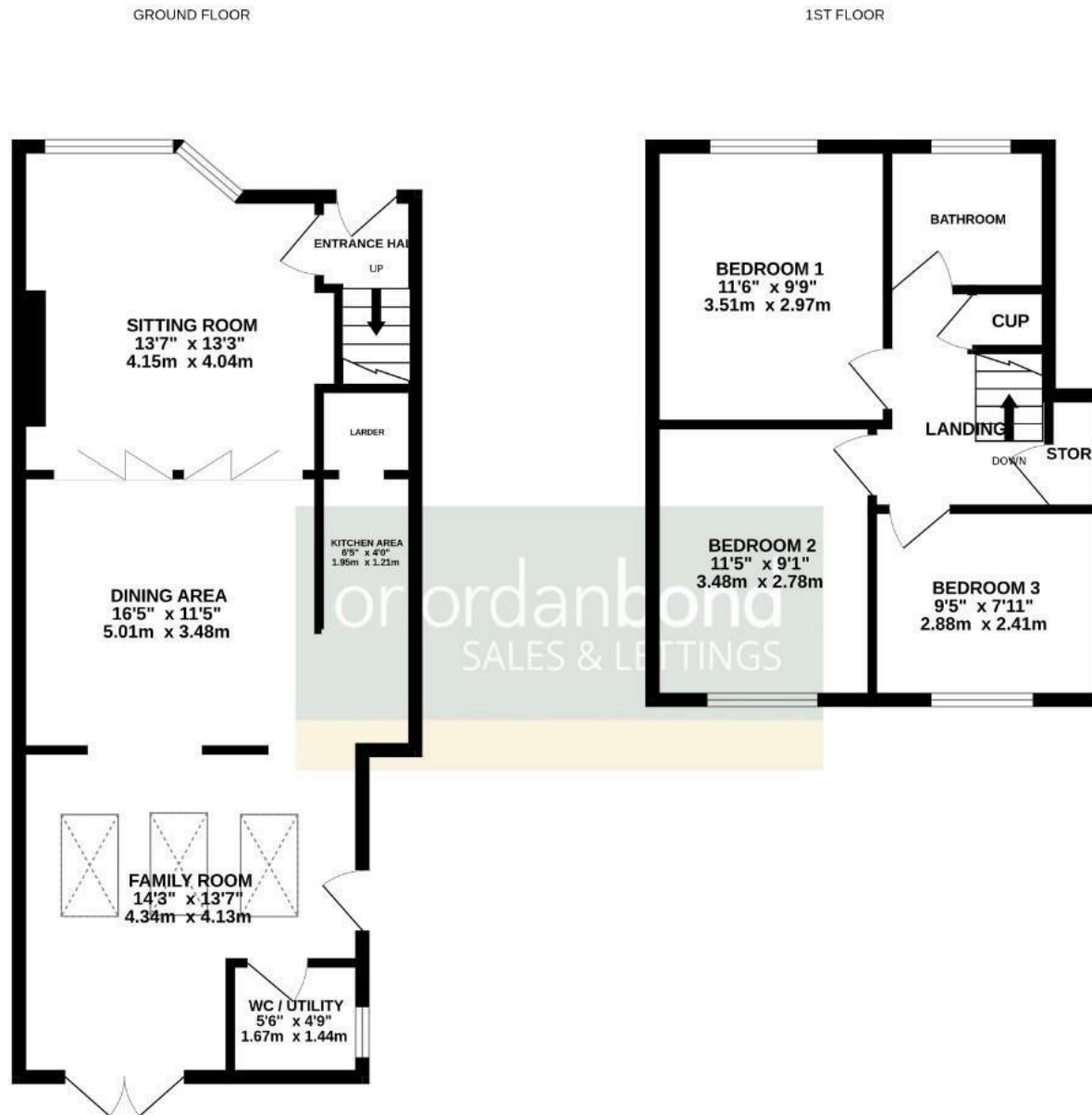
- Extended three bedroom terraced home
- 24ft open plan dining/kitchen/family room
- Gas radiator heating
- 140ft southerly facing rear garden
- 240ft2 outbuilding
- Off road parking











TOTAL FLOOR AREA: 986 sq. ft. (91.6 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.  
Made with Metropix ©2023



#### Additional information

- Council Tax Band: B
- 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**

**01604 880077**

[brixworth@oriordanbond.co.uk](mailto:brixworth@oriordanbond.co.uk)