



# Lesson Road

Brixworth, Northamptonshire

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SALES & LETTINGS



## Lesson Road

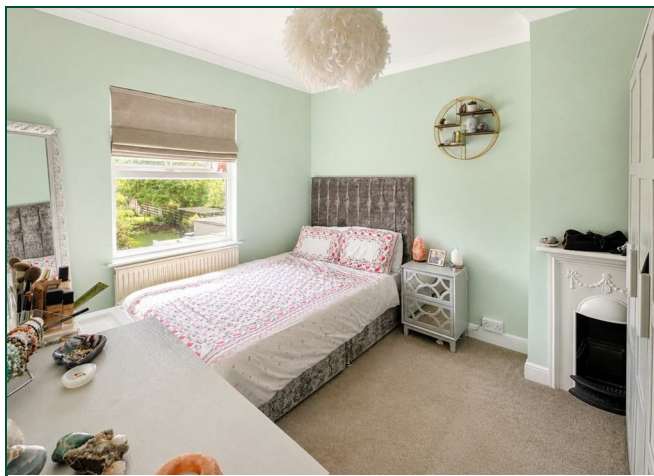
Brixworth  
NN6 9EE

Guide Price  
£285,000

**A well presented and extended three bedroom mature terraced property, with a stunning open plan kitchen/dining/family room with bi-fold doors opening onto an extensive patio area, situated in the sought after north Northamptonshire village of Brixworth.**

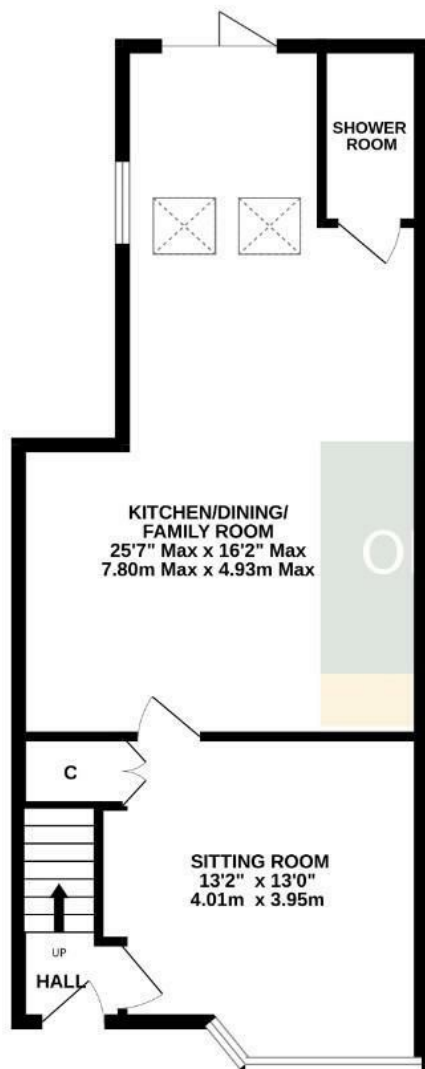
The accommodation includes entrance hall, sitting room with fireplace, extended and re-fitted kitchen/dining/family room and ground floor shower room. To the first floor are three good size bedrooms and a re-fitted family bathroom. Externally, there is a double width block paved driveway to the front, pedestrian access to the side and large rear garden that affords a considerable amount of privacy. The property also benefits from double glazing and gas radiator central heating. The property is well located in the village and within walking distance of local amenities including the primary school, shops, library and playing fields. (A/986/L)

- Extended three bedroom family home
- Extended re-fitted open plan kitchen/dining/family room
- Re-fitted bathroom and separate shower room
- Gas radiator heating
- Large rear garden
- Off road parking





GROUND FLOOR  
580 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.



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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.

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#### Additional information

- Council Tax Band: C
- Energy Efficiency Rating:

#### 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

