



**26 Brackenborough**  
Brixworth, Northamptonshire

**oriordanbond**  
TOWN & COUNTRY



# 26 Brackenborough

Brixworth

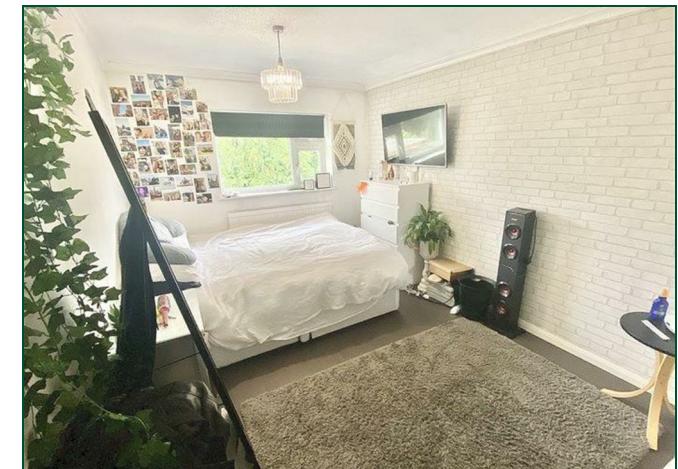
NN6 9JW

£300,000

A four bedroom detached house, situated in a cul-de-sac position, surrounded by stunning countryside. There are an abundance of village amenities, regular bus services to Northampton and Market Harborough and numerous train stations located within a 20 minute drive.

Accommodation comprises entrance hall, cloakroom/WC, sitting room, dining room, conservatory, kitchen, four bedrooms and a bathroom. Outside is an open plan front garden with drive to the side and vehicular gates giving access to further off road parking and a garage. There is a landscaped westerly facing rear garden with decking areas, water feature and two outbuildings (one which houses a hot tub and is included.) Further benefits include gas radiator heating and uPVC double glazing. (B/1123/M)

- Four bedroom detached home
- Two reception rooms and conservatory
- Gas radiator heating
- Westerly facing landscaped rear garden
- Driveway and garage
- Tenure - Freehold

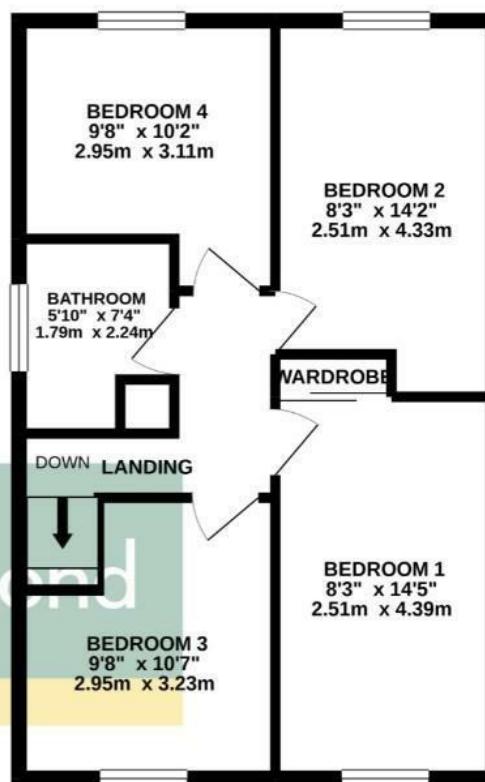




GROUND FLOOR  
611 sq.ft. (56.8 sq.m.) approx.



1ST FLOOR  
512 sq.ft. (47.5 sq.m.) approx.



#### Additional information

- Council Tax Band: D
- 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)

TOTAL FLOOR AREA : 1123 sq.ft. (104.3 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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