

**8 Brackenborough  
Brixworth  
NORTHAMPTON  
NN6 9JW  
£300,000**



- **NO CHAIN**
- **CUL DE SAC LOCATION**
- **THREE BEDROOMS**
- **HIGHLY RECOMMENDED**

- **WELL MAINTAINED**
- **SOUGHT AFTER VILLAGE**
- **CONSERVATORY**
- **ENERGY EFFECIENCY RATING: TBC**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

An exceptional opportunity to purchase a beautifully maintained three bedroom detached family home, perfectly positioned within a peaceful cul-de-sac in the highly sought after village of Brixworth. Set on a generous plot with a private rear garden, this delightful home is available with no onward chain.

The welcoming entrance hall leads to a spacious lounge with direct access to the dining area and conservatory. The kitchen is well appointed and overlooks the garden. Upstairs, there are three well proportioned bedrooms and a stunning, recently refitted shower room.

Outside, the property features ample off-road parking, a garage with an electric door, and an enclosed private garden offering an excellent degree of privacy. Further benefits include gas central heating (with a recently serviced boiler), uPVC double glazing, and a newly upgraded consumer unit.

## **Ground Floor**

### **Entrance Hall**

Approached via entrance door, window to the front aspect, door to;

### **Lounge**

14'2" x 10'10" (4.33m x 3.31m)

Window to the front aspect, stairs rising to the first floor, feature fireplace, radiator, wall lights, coving, archway to.

### **Dining Room**

10'8" x 8'2" (3.27m x 2.5m)

Patio doors leading to the conservatory, radiator, coving, door to kitchen.

### **Conservatory**

8'6" x 7'4" (2.61m x 2.24m)

Brick and Upvc conservatory, electric panel heater, doors leading to the garden.

### **Kitchen**

11'5" max x 8'3" (3.5m max x 2.52m)

Window overlooking the rear garden, sink unit set into a range of base units with work surfaces over, tiled splash backs, wall mounted units, built in oven and hob, plumbing for washing machine, radiator, under stairs storage cupboard, door to the rear garden.

## **First Floor**

### **Landing**

Doors to;

### **Bedroom One**

12'2" min x 10'10" (3.71m min x 3.32m)

Window to the rear aspect, radiator.

### **Bedroom Two**

10'10" x 8'5" (3.32m x 2.57m)

Window to the front aspect, fitted wardrobe, radiator.

### **Bedroom Three**

8'6" x 8'5" (2.6m x 2.57m)

Window to the front aspect, radiator.

### **Shower Room**

8'3" x 8'3" (2.54m x 2.54m)

Window to the rear aspect, modern white suite comprising wc and wash hand basin set into a vanity unit with additional storage, double width walk in shower, airing cupboard, radiator, tiled floor.

### **Externally**

#### **Front Garden**

Attractive garden with lawn area, well stocked with a variety of flowers and shrubs, driveway to the side providing off road parking and leading to:

#### **Garage**

8'6" x 17'3" (2.61m x 5.26m)

Electric roller door, power and light connected.

#### **Rear Garden**

Fully enclosed garden that affords a high degree of privacy, mainly laid to lawn, two patio areas, well stocked with a variety of flowers and shrubs, gated side access.

### **Agents Notes**

West Northamptonshire Council

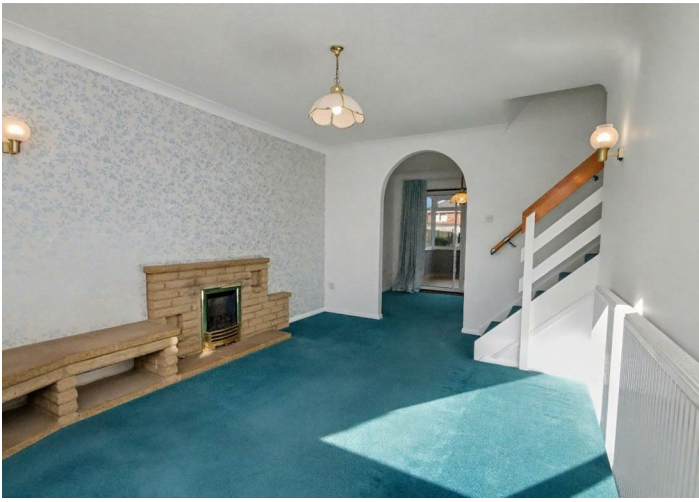
Council Tax Band: C

### **Local Area**

Brixworth is a highly sought after village located just 5.5 miles north of Northampton, offering excellent road and rail links. With regular bus services and convenient access to major routes, the village provides an ideal base for commuters while retaining a village atmosphere. Perfectly positioned between Northampton and Market Harborough, Brixworth boasts a wide range of amenities for everyday living. Within the village, residents enjoy two traditional pubs, a doctor's surgery, dental practice, library, convenience stores, post office, greengrocer, butcher, cafés, hairdressers, and a variety of independent shops.

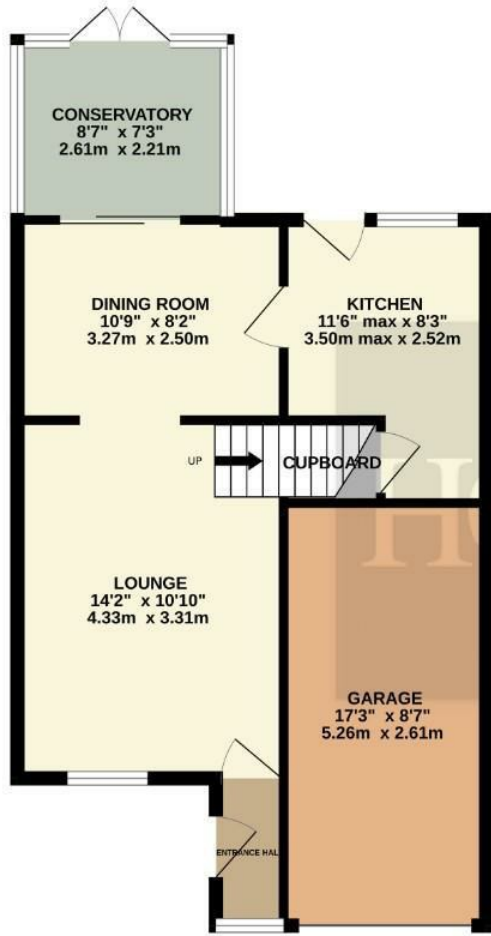
For those who enjoy the outdoors, Brixworth Country Park and Pitsford Water are both within easy walking distance, offering sailing, fishing, cycling, and scenic waterside walks. Additional leisure activities include golf at nearby Church Brampton and Harlestone, as well as cricket and tennis clubs within the village itself. Families are particularly well catered for, with three pre-schools, a well regarded primary school. With excellent local secondary schools, and highly regarded private schools nearby.

Rich in history, Brixworth is home to the 7th-century All Saints' Church, a remarkable landmark that reflects the village's heritage. Combining outstanding amenities, excellent schooling, and picturesque surroundings, Brixworth offers an exceptional standard of village living.

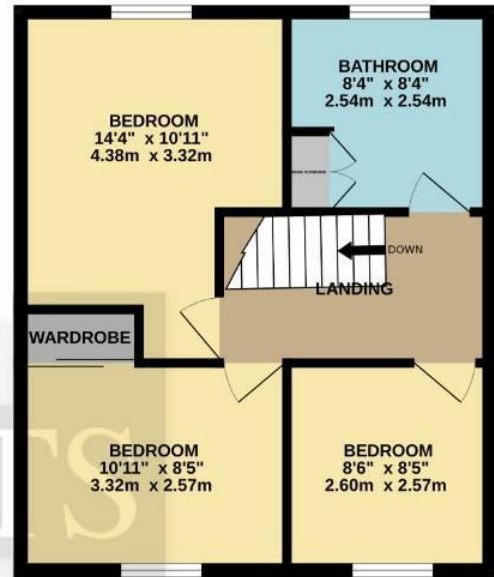




GROUND FLOOR

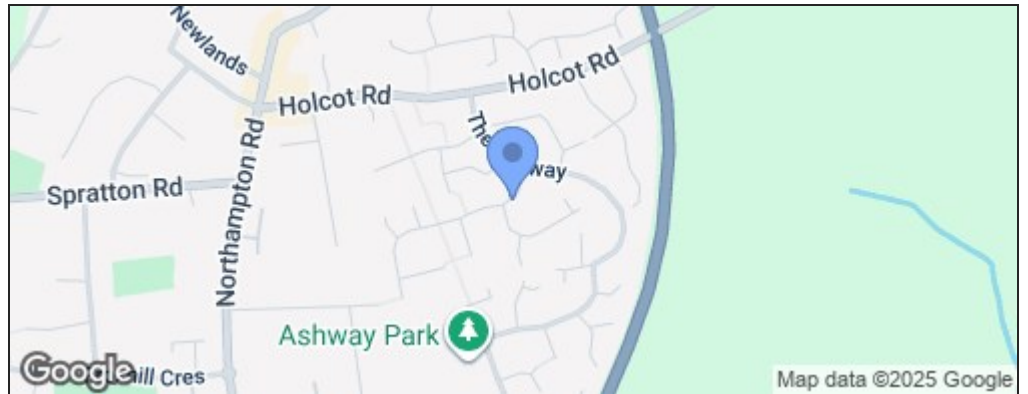


1ST FLOOR



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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.