122 Northampton Road
Brixworth
NORTHAMPTON
NN6 9DY

£240,000

- **PERIOD COTTAGE**
- **NO CHAIN**
- **COURTYARD GARDEN**
- **BRIXWORTH VILLAGE**
- **CONTEMPORARY INTERIOR**
- **OPEN PLAN LIVING**
- **WOOD BURNING STOVE**
- **ENERGY EFFICIENCY RATING: D**

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This charming cottage, nestled in the heart of the thriving village of Brixworth, offers beautifully presented accommodation ideal for first time buyers, investors, or those seeking a convenient lock up and go home.

The ground floor boasts an inviting open plan living/dining/kitchen area with a stylish grey tiled floor, a fireplace with a log burner, and built in storage cupboards in the chimney recesses. Bespoke cupboards are located under the stairs, and the refitted kitchen includes integrated appliances such as an oven, hob, and dishwasher. The first floor comprises two well proportioned bedrooms, both with built in wardrobes, and a modern bathroom. Outside, the front garden is enclosed, with side pedestrian access leading to a fully enclosed rear courtyard garden laid to patio, offering a private and low maintenance outdoor space.

The property benefits from gas radiator heating with a modern combination boiler installed in 2021, uPVC double glazing throughout, and a recently replaced roof in 2023.

Ground Floor

Entrance Hall
Approached via composite entrance door, tiled floor, door to;

Living/Dining Area
14'9" x 12'7" (4.52m x 3.86m)
This inviting living room features a double glazed window to the front aspect, providing ample natural light. The room includes built in storage cupboards in the recesses flanking the fireplace, an additional storage cupboard, fireplace with a log burner, a tiled floor and a radiator.

Kitchen Area
11'1" x 10'2" (3.40m x 3.10m)
The refitted kitchen is equipped with a range of wall and base mounted storage units complemented by granite worktops. It features a Belfast one and a half bowl sink with a mixer tap and drainer, a gas hob with an electric oven and cooker hood, a built-in dishwasher and a tiled floor with inset ceiling lights. Additional highlights include an understairs cupboard with space for white goods, a cupboard housing a new combination boiler, a radiator and a double glazed window with shutters to the rear aspect. A composite door provides access to the rear garden. Solid wooden stairs rise to the first floor landing.

First Floor

Landing
Doors leading to the bedrooms and bathroom.

Bedroom One
13'1" x 10'2" (3.99m x 3.12m)
This spacious bedroom includes a double glazed window with shutters to the front aspect, built-in cupboards flanking the brick fireplace and a radiator.

Bedroom Two
10'0" x 7'4" (3.07m x 2.26m)
Features a double glazed window to the rear aspect, a loft hatch, a built-in cupboard/wardrobe and a radiator.

Bathroom
A modern, well appointed suite comprising a bath with a shower over and a glass screen, a wash hand basin with mixer taps, a low level WC, a tiled floor, an extractor fan, inset ceiling lights and an electric mirror with lighting and storage.

Externally

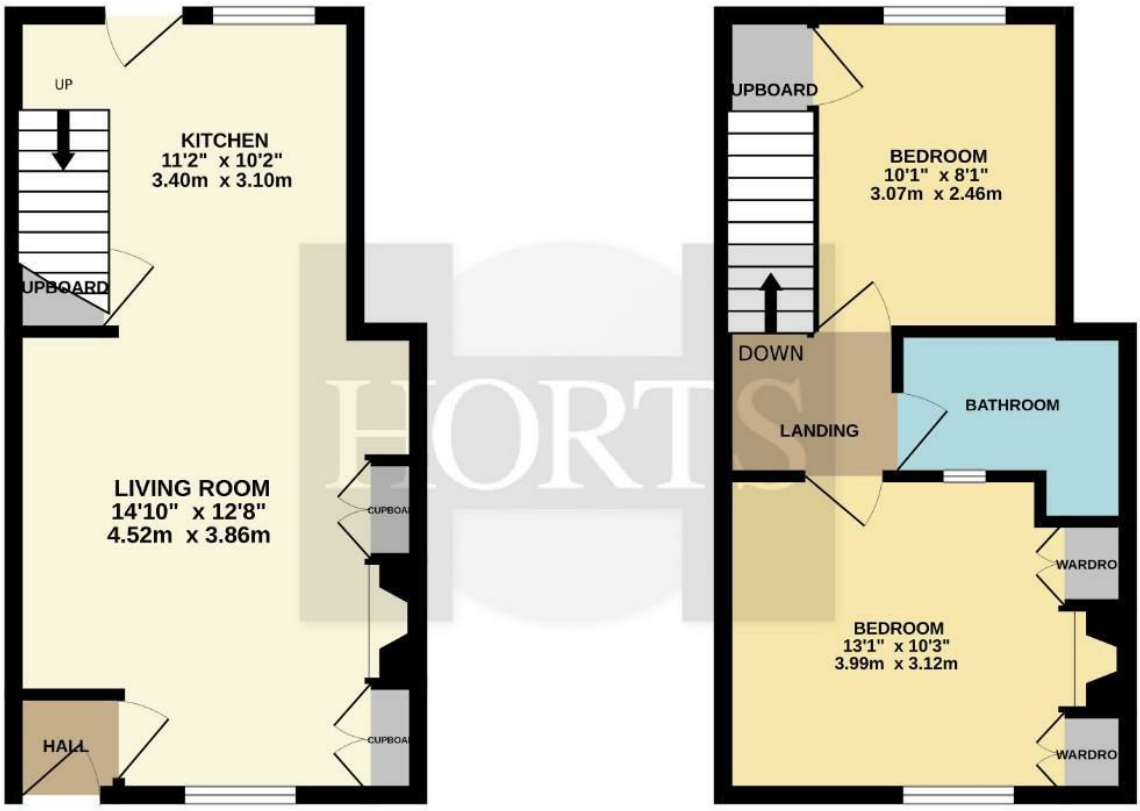
Front Garden
The front garden boasts a brick wall and iron railing boundary with mosaic tiled steps leading to the front door. A graveled area adds charm, accented by original mosaic tiles.

Rear Garden
The rear garden is a paved, fence enclosed courtyard with side gated access, offering a low maintenance outdoor space.

Agents Notes
West Northamptonshire Council
Council Tax Band B

GROUND FLOOR
302 sq.ft. (28.1 sq.m.) approx.

1ST FLOOR
303 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 605 sq.ft. (56.2 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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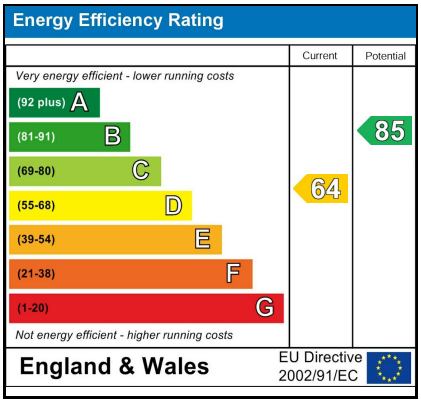

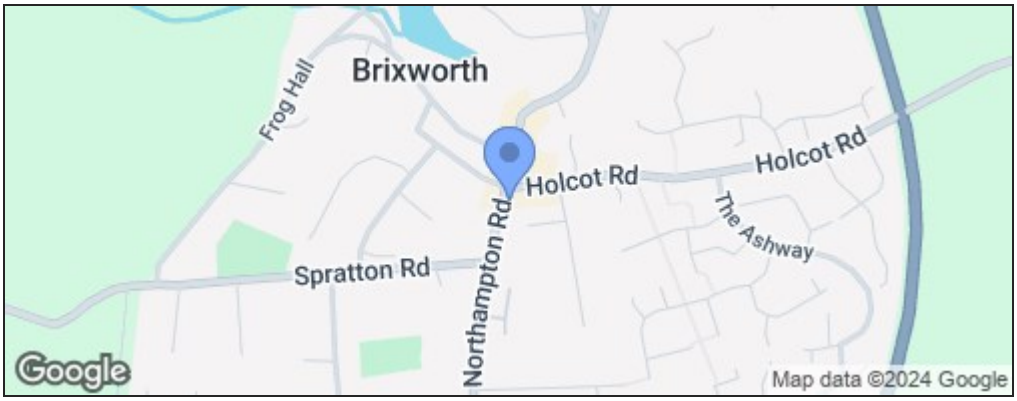

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