11 Highfield Close
Brixworth
NORTHAMPTON
NN6 9FF

£64,750









- 35% SHARED OWNERSHIP
- SHOWER ROOM
- ALLOCATED PARKING SPACE
- GAS CENTRAL HEATING
- ONE BEDROOM
- OPEN PLAN LIVING/KITCHEN/DINING
- DOUBLE GLAZED
- ENERGY EFFICIENCY RATING: C

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RARELY AVAILABLE - 35% SHARED OWNERSHIP - IDEAL FOR FIRST-TIME BUYERS Situated in the desirable village of Brixworth, this charming split level home offers an affordable opportunity to step onto the property ladder. The accommodation includes an entrance hallway, a shower room, a double bedroom, and a bright open plan dual aspect kitchen/dining/living room. Benefiting from UPVC double glazing, gas central heating, and an allocated parking space, this property is perfectly suited for those seeking a modern, low maintenance home in a vibrant village setting close to local amenities. Early viewing is highly recommended to avoid missing out!

Ground Floor

Entrance Hall
Approached via an entrance door, radiator and stairs rising to the first floor, offering a welcoming and practical entryway.

First Floor

Landing
The first floor landing features a window to the front aspect, a radiator, stairs rising to the top floor, and doors leading to the bedroom and re-fitted shower room.

Bedroom
7'11" x 6'11" (2.42m x 2.12m)
The bedroom includes a window to the front aspect, a radiator, and a fitted wardrobe.

Shower Room
6'11" x 5'7" (2.12m x 1.71m)
The shower room features a modern white suite comprising a low-level WC, a pedestal wash hand basin with tiled splashbacks, and a recessed fully tiled shower area. Additional benefits include a radiator and an extractor fan.

Top Floor

Landing
Door to;

Open Plan Lounge/Dining/Kitchen
A bright open plan dual aspect Lounge/Dining/Kitchen.

Kitchen/Dining Area
10'11" x 9'5" (3.35m x 2.89m)
The kitchen features a window to the rear aspect and a one and a half bowl stainless steel sink unit set into a modern range of base units with work surfaces and tiled splash backs. Complemented by matching wall mounted units, the kitchen includes a fitted oven and hob with a stainless steel canopy extractor hood, plumbing for a washing machine, and a convenient storage cupboard for added practicality.

Lounge Area
10'11" x 7'4" (3.35m x 2.25m)
The lounge area includes a window to the front aspect, a radiator, and a TV point, offering a comfortable and bright space for relaxation and entertainment.

Externally

Garden and Parking
The property boasts a small garden area to the front, adding a touch of greenery, and benefits from allocated parking to the rear for convenience.

Agents Notes
West Northamptonshire Council
Council Tax: B

Shared Ownership
The property is offered for sale on a Shared Ownership basis, with the current share being 35%. Buyers have the option to staircase to a higher percentage, up to 100%, after ownership has been established. Managed by Futures Housing Group, the monthly rent is approx. £209, which includes the service charge for the maintenance of communal external areas and buildings insurance, providing added convenience and peace of mind.

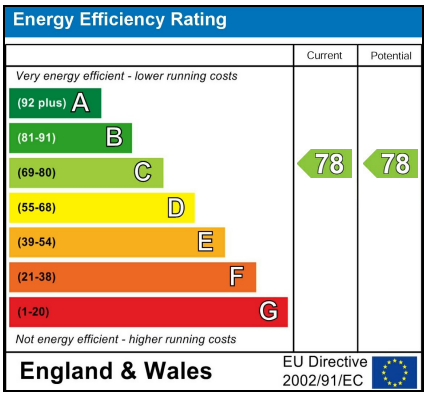


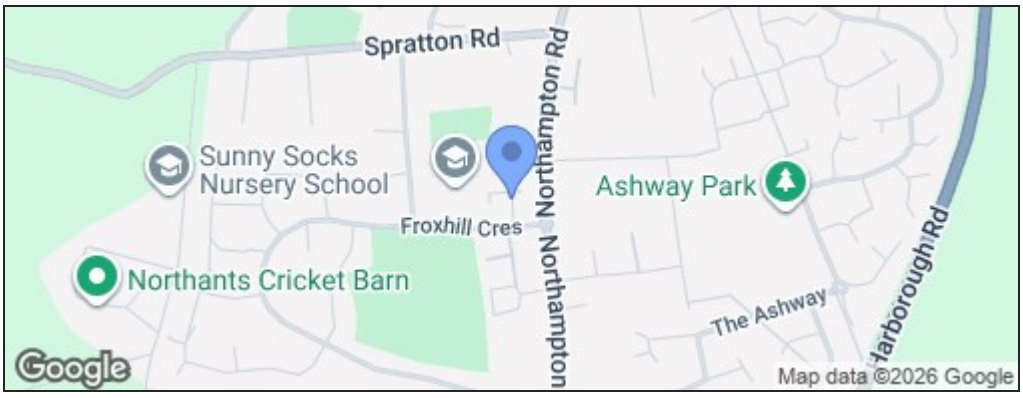






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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