

**15 Honey Holme
Brixworth
NORTHAMPTON
NN6 9BQ
£220,000**



- **REFITTED KITCHEN**
- **TWO BEDROOMS**
- **UPVC DOUBLE GLAZING**
- **NO CHAIN**

- **SOUGHT AFTER VILLAGE**
- **GAS RADIATOR HEATING**
- **GARAGE**
- **ENERGY EFFICIENCY RATING: C**

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PERSONAL • PROFESSIONAL • PROACTIVE

A well presented two bedroom mid terrace property located in the popular village of Brixworth. The accommodation briefly comprises an entrance porch, entrance hall, lounge and kitchen/diner. To the first floor are two bedrooms and a family bathroom. Externally, the property benefits from off road parking to the front, a fully enclosed rear garden and a single garage situated in a nearby block with additional parking in front for one vehicle. Further advantages include uPVC double glazing and gas radiator heating.

The property is well positioned within the village and is within easy walking distance of local amenities, including the primary school, shops and library.

Ground Floor

Entrance Porch

Entered via part glazed uPVC door, storage area, door to;

Entrance Hall

Stairs rising to first floor landing, radiator, door to;

Lounge

15'3" x 9'10" (4.67 x 3.00)

uPVC double glazed window to the front aspect, TV point, telephone point, radiator, electric fire with wooden surround and marble back and hearth, understairs storage cupboard, door to;

Kitchen

13'1" x 8'5" (3.99 x 2.57)

uPVC double glazed windows to rear aspect, uPVC double glazed patio doors to the rear garden. Single drainer sink unit with mixer tap set into a range of base units with cupboards and drawers under, ample work surfaces over, tiled splash back areas, matching wall mounted units, space for washer/dryer, built in oven and hob, single radiator.

First Floor

Landing

Loft access to roof space, storage cupboard, doors to;

Bedroom One

12'11" x 9'10" (3.96 x 3.02)

uPVC window to the front aspect, fitted wardrobes, storage cupboard over stairs, radiator.

Bedroom Two

11'5" x 8'2" (3.48 x 2.51)

uPVC window to the rear aspect, radiator.

Bathroom

Obscure uPVC window to the rear aspect, side panelled bath, pedestal wash hand basin, low level WC, radiator, coved and textured ceiling.

Externally

Front Garden

Providing off road parking.

Rear Garden

Mainly laid to lawn, enclosed by timber fencing, patio seating area.

Garage

Located in a block with up and over door.

Local Area Information

The village offers an excellent range of amenities, including the historic Saxon Church, two public houses, a coffee shop, takeaways, a Post Office and a variety of independent shops such as a Co-op general store, chemist, family butcher, ironmonger and newsagent/off-licence. Brixworth also benefits from a full range of sporting facilities, recreation grounds, a dentist and a doctor's surgery.

Within approximately a quarter of a mile is Brixworth Country Park, set alongside Pitsford Water, providing scenic nature walks, water sports and sailing. The village is well served by two community centres, a village hall and a public library. Educational facilities include several pre-schools and Brixworth Primary School, with secondary schooling available at the highly regarded Moulton and Guilsborough Schools. The village enjoys a thriving community spirit, supported by numerous clubs and societies.

Brixworth is conveniently situated just off the A508 between Northampton and Market Harborough, providing easy access to the M1, M6 and A14. Mainline rail services run from Northampton to London Euston and Birmingham, with additional services from Market Harborough and Kettering to London St Pancras.

Agent's Notes

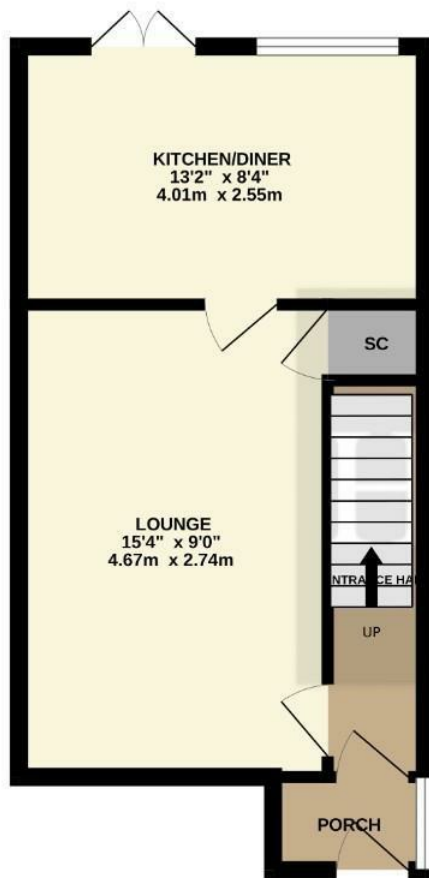
West Northamptonshire Council

Council Tax Band: B

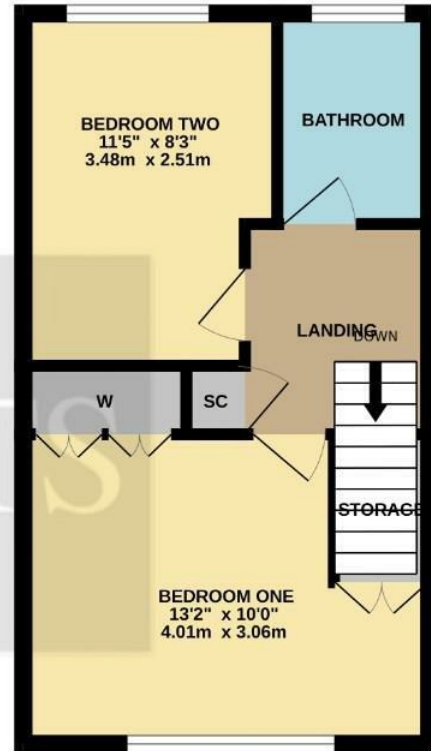
Please note the property is currently tenanted and the photographs shown were taken prior to the commencement of the current tenancy.



GROUND FLOOR



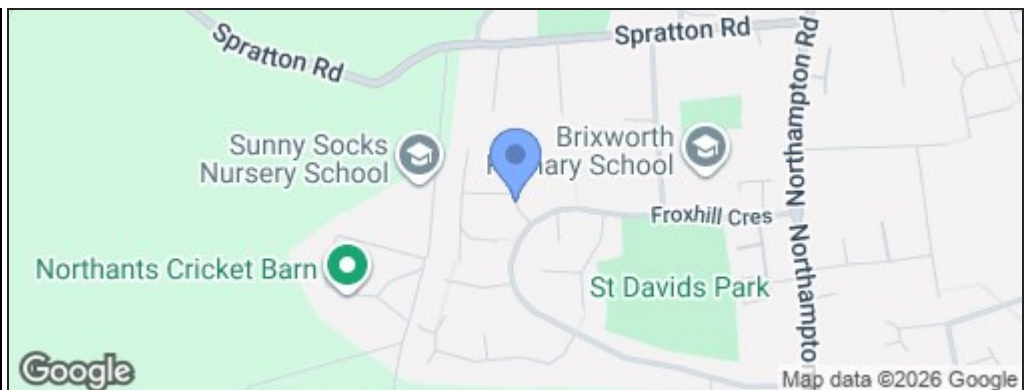
1ST FLOOR



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
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 firms employment has the authority to make or give any representation or warranty in respect of the property.