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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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.

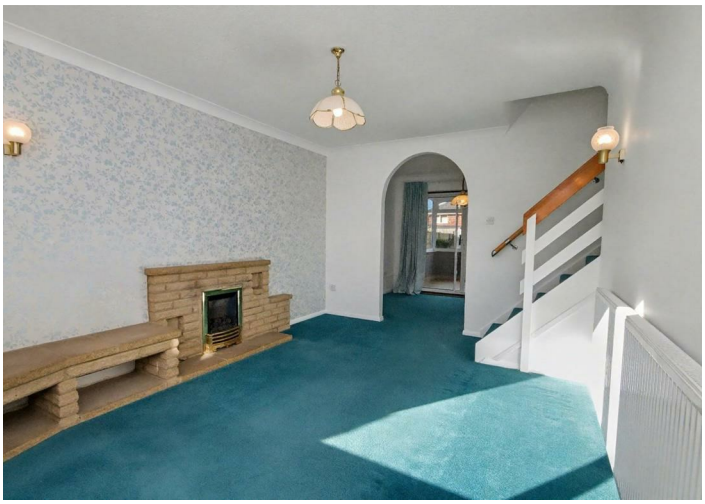
Rear Garden
Fully enclosed garden that affords a high degree of privacy, mainly laid to lawn, two patio areas, well stocked with a variety of flowers and shrubs, gated side access.

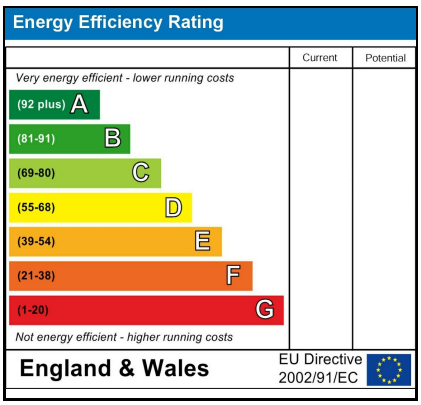
Agents Notes
West Northamptonshire Council
Council Tax Band: C

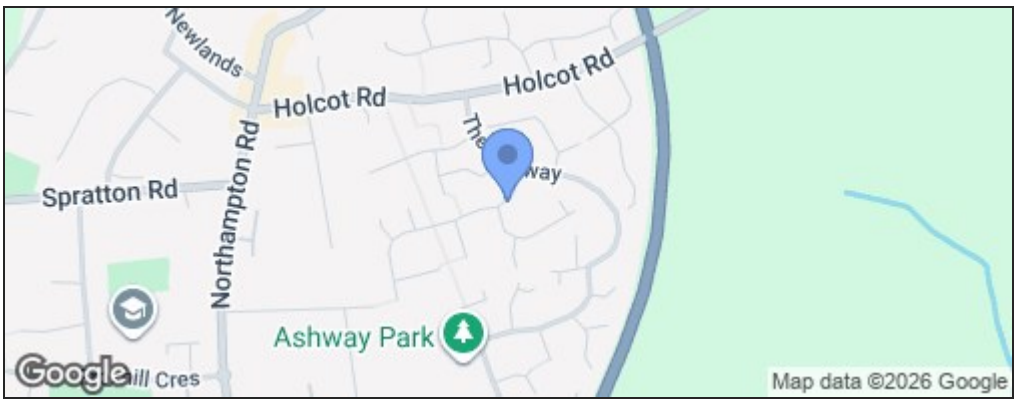
Local Area
Brixworth is a highly sought after village located just 5.5 miles north of Northampton, offering excellent road and rail links. With regular bus services and convenient access to major routes, the village provides an ideal base for commuters while retaining a village atmosphere. Perfectly 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.







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