

**11 Parkfield Road
Brixworth
NORTHAMPTON
NN6 9DT**

Guide Price £280,000



- **EXTENDED SEMI DETACHED**
- **SEPARATE RECEPTION ROOMS**
- **GAS TO RADIATOR HEATING**
- **LARGE REAR GARDEN**
- **UTILITY ROOM**

- **THREE BEDROOMS**
- **UPVC DOUBLE GLAZING**
- **OFF ROAD PARKING**
- **VILLAGE LOCATION**
- **ENERGY EFFICIENCY RATING: TBC**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A mature, extended three bedroom semi detached property situated in the sought after village of Brixworth, with views to the rear of open countryside. The accommodation comprises in brief: entrance hall, lounge, kitchen/breakfast room, bathroom, utility room, dining room and cloakroom to the ground floor. The first floor comprises of three bedrooms and separate W/C. Additional benefits include UPVC double glazing, gas to radiator heating, off road parking for several cars and large rear garden. Viewing is strongly recommended.

Ground Floor

Entrance Hall

Radiator, stairs leading to first floor landing, understairs storage area, laminate flooring, UPVC double glazed window to side, doors to:

Lounge

13'11" x 12'11" (4.25 x 3.95)

Feature fireplace, radiator, UPVC double glazed window to front, door to:

Kitchen/Breakfast Room

14'1" x 13'4" max (4.30 x 4.08 max)

Modern kitchen comprising sink unit with base cupboard below, a range of floor standing cupboards with work tops above, tiling above work surfaces, eye level cupboards, wall mounted gas fired boiler, plumbing for dishwasher, cooker point, tiled flooring, UPVC double glazed windows to side and rear, doors to:

Utility Room

6'1" x 4'10" (1.87 x 1.48)

Work tops with plumbing for washing machine, space for tumble dryer, UPVC double glazed windows to front and side, door to:

Bathroom

8'7" x 4'11" (2.62 x 1.51)

Suite comprising corner bath unit with shower unit above, hand wash basin, tiled flooring, tiled splash areas, radiator, UPVC double glazed window to rear.

Dining Room

10'8" x 8'4" (3.26 x 2.56)

Laminate flooring, radiator, vaulted ceiling with Velux windows, UPVC double glazed window and French doors to rear, door to;

Side Lobby

UPVC double glazed door to garden, door to:

Cloakroom

Suite comprising low level W/C, hand wash basin, tiled flooring, tiled splash areas, UPVC double glazed window to rear.

First Floor

Landing

UPVC double glazed window to side, doors to:

Bedroom One

12'11" x 11'5" (3.94 x 3.50)

Loft access, radiator, two storage areas, UPVC double glazed window to rear.

Bedroom Two

13'6" x 9'11" max (4.14 x 3.03 max)

Built in storage area, radiator, UPVC double glazed window to front.

Bedroom Three

10'0" x 7'8" (3.05 x 2.34)

Built in wardrobe, radiator, UPVC double glazed window to rear.

Externally**Front Garden**

Enclosed by brick built dwarf wall, gravel driveway providing off road parking for several cars.

Rear Garden

Large rear garden with large patio area, steps leading to lawn area, timber shed, mature plants and trees, flower and shrub borders, gated side access.

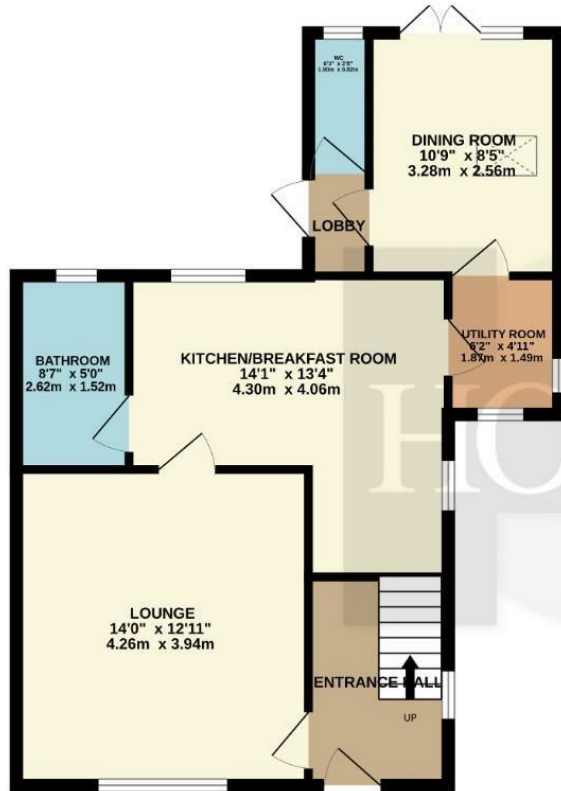
Agents Notes

Council Tax Band: B

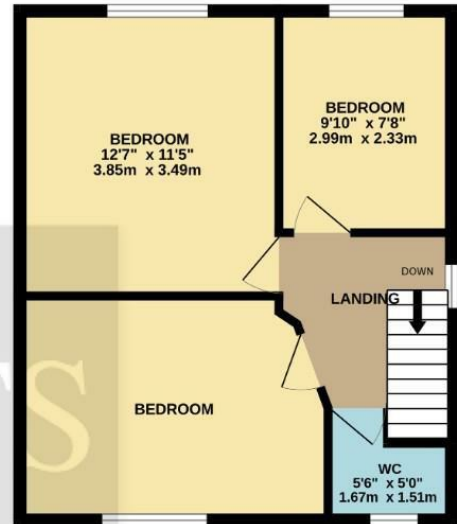




GROUND FLOOR
580 sq.ft. (53.9 sq.m.) approx.



1ST FLOOR
431 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA : 1011 sq.ft. (93.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.