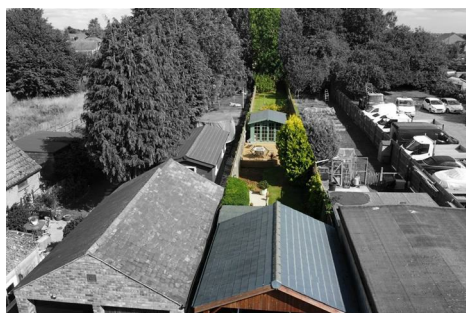


**84 Northampton Road  
Brixworth  
NORTHAMPTON  
NN6 9DY**

**£279,000**



- **TERRACED COTTAGE**
- **TWO BEDROOMS**
- **UPVC DOUBLE GLAZING**
- **OFF ROAD PARKING**

- **TWO RECEPTION ROOMS**
- **GAS TO RADIATOR HEATING**
- **SUMMER HOUSE**
- **ENERGY EFFICIENCY RATING: D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A charming two bedroom cottage full of character, with an impressive 250ft rear garden, set in the ever popular village of Brixworth.

The ground floor offers an entrance hall, a cosy lounge with a cast iron fireplace, and a kitchen/dining room fitted with bespoke wooden units. The kitchen opens into a bright sun lounge leading onto a patio area, perfect for outdoor dining. A utility room and cloakroom add further practicality. Upstairs, there are two bedrooms, the main with a cast iron fireplace, and a stylish bathroom featuring a freestanding bath and walk-in shower. Outside, the property enjoys an enclosed front garden, parking for two vehicles with a carport, and a large rear garden extending to around 250ft, complete with a summer house.

This cottage is well situated for access to local amenities and the surrounding countryside, making it an excellent choice for those looking for a home in Brixworth.

## **Ground Floor**

### **Entrance Hall**

Stairs rising to first floor, doors to:

### **Lounge**

11'10" x 11'9" (3.63 x 3.60)

Radiator, original features, UPVC double glazed window to front.

### **Kitchen/Dining Room**

17'0" x 11'11" (5.19 x 3.64)

Cottage style kitchen comprising sink unit with base cupboard under, a range of floor standing cupboards with work tops above, eye level cupboards, feature stove, tiled flooring, UPVC double glazed window to front, opening to sun room.

### **Sun Room**

7'8" x 6'5" (2.34 x 1.98)

Tiled flooring, UPVC double glazed French doors to rear garden, doors to:

### **Utility Room**

Comprising work tops, plumbing for washing machine, space for tumble dryer, UPVC double glazed window to rear.

### **Cloakroom**

Suite comprising low level W/C, radiator, tiled flooring, UPVC double glazed window to rear.

## **First Floor**

### **Landing**

Radiator, UPVC double glazed window to side, doors to:

### **Bedroom One**

11'10" x 12'1" (3.63 x 3.69)

Radiator, feature fireplace, wooden flooring, UPVC double glazed window to front.

### **Bedroom Two**

11'6" x 7'9" (3.52 x 2.38)

Radiator, UPVC double glazed windows to front and rear.

**Bathroom**

9'4" x 8'10" (2.87 x 2.71)

Suite comprising roll top bath, separate walk in shower cubicle with shower unit above, hand wash basin, low level W/C, tiled flooring, heated towel rail, UPVC double glazed window to rear.

**Externally****Front Garden**

Mainly laid to gravel with paved stepping stones leading to front door, enclosed by dwarf brick wall with gated access.

**Rear Garden**

Approximately 250ft in length. Paved patio area leading to lawn, flower and shrub borders, enclosed by timber fencing, rear gated providing access to further garden, off road parking large timber car port, pathway leading to further lawn area, wooden decked patio in front of summer house, flower and shrub borders.

**Summer House**

11'7" x 9'10" (3.54 x 3.01)

Large timber summer house with power connected.

**Agents Notes**

West Northamptonshire Council

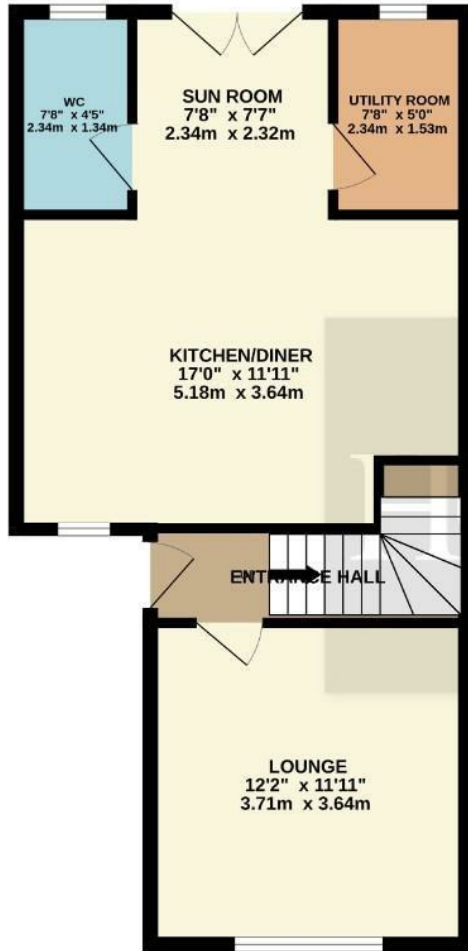
Council Tax Band: B



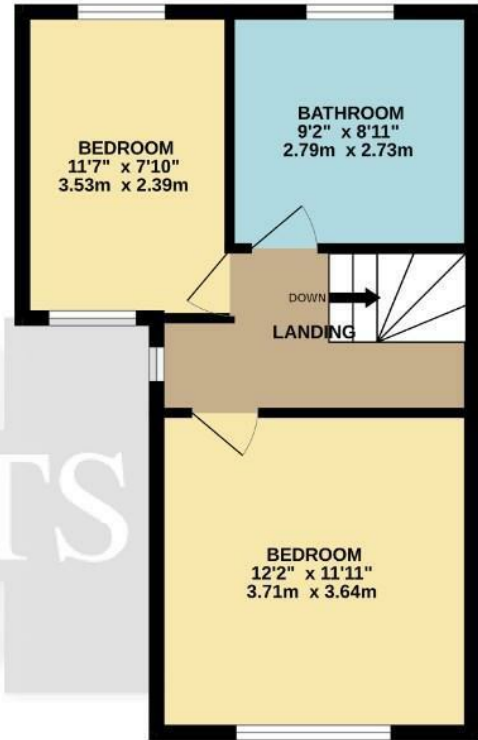




GROUND FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



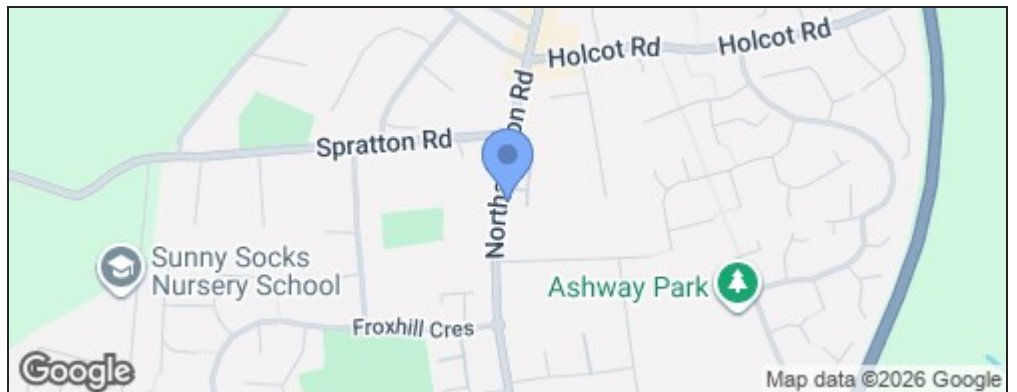
1ST FLOOR  
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 906 sq.ft. (84.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	72
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.