39 Knightons Way
Brixworth
NORTHAMPTON
NN6 9UE

£1,750 Per Month

- AVAILABLE MID OCTOBER
- THREE BATHROOMS
- POPULAR VILLAGE
- DOUBLE GARAGE
- FOUR BEDROOMS
- SEPARATE RECEPTIONS
- GAS RADIATOR CENTRAL HEATING
- ENERGY EFFICIENCY RATING: D

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Available from Mid OctoberA nicely positioned four bedroom executive detached family home situated on the ever popular 'Ashway' development in the sought after village of Brixworth. The accommodation comprises entrance porch, reception hall, cloakroom/WC, lounge, separate dining room, family kitchen/breakfast room, utility, four first floor bedrooms, ensuites to bedrooms one and two and a family bathroom. Outside is a generous frontage with block paved driveway providing ample off road parking leading to a double integral garage and a side gate through to a rear garden.

The property also benefits from gas radiator heating and Upvc double glazing.

Ground Floor

Porch
Open fronted recessed porchway with decorative pillar, door to;

Reception Hall
Staircase rising to first floor landing, radiator, wooden flooring, coving, doors to;

Cloakroom/WC
Refitted white suite comprising low level WC and wash hand basin, radiator, extractor fan, tiled flooring.

Lounge
5.13m (16'10) x 3.61m (11'10) Max
Double glazed bay window to front elevation, two radiators, feature fireplace with inset gas fire, coving, double doors connecting to the dining room.

Dining Room
3.61m (11'10) x 3.00m (9'10)
Double glazed patio doors to rear garden., radiator, coving, connecting doors to lounge.

Kitchen/Breakfast Room

Kitchen Area
4.34m (14'3) x 2.64m (8'8)
Double glazed window to rear elevation, refitted range of wall mounted and base level cupboards and drawers with granite top work surfaces over, inset Butler style sink unit with mixer tap and tiling to splash back areas, Range cooker with stainless steel extractor fan over, integrated dishwasher, larder fridge and wine cooler, breakfast bar, tiled flooring, door to utility, open to;

Breakfast Area
3.45m (11'4) x 2.41m (7'11)
Double glazed French doors set into bandstand window to rear garden, tiled floor, coving, radiator.

Utility
2.26m (7'5) x 1.60m (5'3)
Range of wall mounted and base level cupboards and drawers with work surfaces over, inset single drainer sink unit with mixer tap over, plumbing for washing machine, under stairs storage cupboard, door to garage and door to side elevation.

First Floor

Landing
Double width storage cupboard, radiator, access to loft space, coving, doors to;

Bedroom One
4.93m (16'2) x 4.60m (15'1)
Double glazed window to front elevation, two radiators, wall to wall fitted furniture to include wardrobes and dresser, door to

Ensuite
Obscure double glazed window to side elevation, refitted contemporary suite comprising double walk in shower cubicle, wash hand basin and low level WC set into fitted furniture, chrome ladder style radiator, tiled walls and flooring.

Bedroom Two
3.78m (12'5) x 3.61m (11'10)
Double glazed window to front elevation, radiator, wall to wall fitted wardrobes, door to;

Ensuite
Obscure double glazed window to front elevation, suite comprising low level WC, pedestal wash hand basin and tiled shower cubicle, chrome heated towel rail, tiled floor.

Bedroom Three
4.09m (13'5) x 2.87m (9'5)
Double glazed window to rear elevation, radiator, fitted wardrobes.

Bedroom Four
3.15m (10'4) x 2.90m (9'6)
Double glazed window to rear elevation, radiator, fitted wardrobes.

Family Bathroom
Obscure double glazed window to rear elevation, white suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC., chrome towel rail, storage cupboard.

Externally

Front Garden
Lawned frontage with maturing hedge at the boundary, paved set driveway providing off road parking for three cars, gated access to rear garden.

Double Garage
Twin up and over doors, power and light connected, door to utility room.

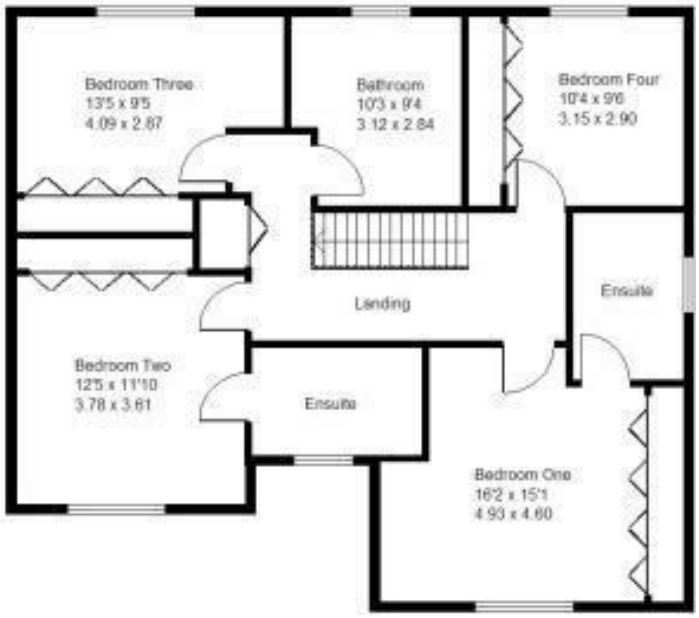
Rear Garden
Westerly facing rear garden with full width paved patio extending into pathway around the lawned garden, raised beds, enclosed by walling and fencing.

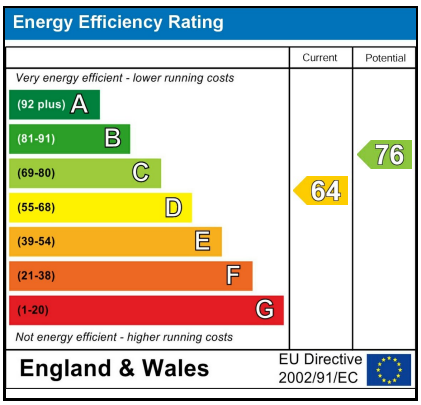
Local Area

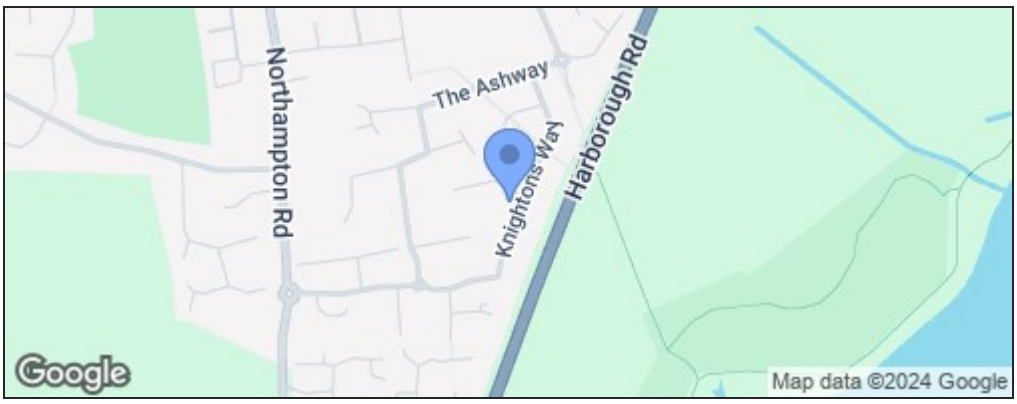
Within the village of Brixworth there is an historic Saxon church, two public houses, coffee shops, takeaways, post office and numerous shops including a Co-op, chemist, family butcher, hardware store and newsagent/off licence. There is also a full range of sporting facilities, recreation grounds, a dentist and a doctor's surgery. Within a quarter of a mile is Brixworth Country Park which sides onto Pitsford Water. Here you will find nature walks, water sports and sailing. Additionally, there are two community centres, a village hall and a public library. Within the village there are pre-schools and Brixworth Primary School with secondary education at nearby Moulton and Guilsborough Schools. Independent schooling can be found within a short drive at Pitsford, Spratton and Overstone. There is a thriving village community with many clubs and societies. Brixworth is located off the A508 between Northampton and Market Harborough. It is convenient for the M1, M6 and A14. Trains run from Northampton to London Euston and Birmingham and from Market Harborough or Kettering to London St Pancras.

Agents Notes

Council Tax Banding: F







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