

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

£285,000



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

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

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



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Nestled on Northampton Road in the charming village of Brixworth, this delightful terraced cottage offers a perfect blend of character and modern living. With its older architecture, the property exudes a warm and inviting atmosphere, making it an ideal home for those seeking a peaceful retreat.

The cottage features two reception rooms, providing ample space for relaxation and entertaining. The well-appointed kitchen complements the living areas, ensuring that cooking and dining experiences are both enjoyable and convenient. With two comfortable bedrooms, this home is perfect for small families or couples looking for a cosy abode.

The bathroom is thoughtfully designed, catering to all your needs. Outside, the property boasts an impressive rear garden, extending approximately 250 feet, which is a rare find in this area. This expansive outdoor space is perfect for gardening enthusiasts or for those who simply wish to enjoy the tranquillity of nature. Additionally, a charming summer house provides an excellent spot for relaxation or a creative workspace.

Parking is made easy with space for two vehicles, including a convenient carport, ensuring that you have a secure place for your cars.

This well-presented cottage is not just a home; it is a lifestyle choice, offering a serene environment while being close to local amenities and the picturesque countryside. Whether you are looking to settle down or invest in a property with character, this cottage on Northampton Road is a must-see.

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

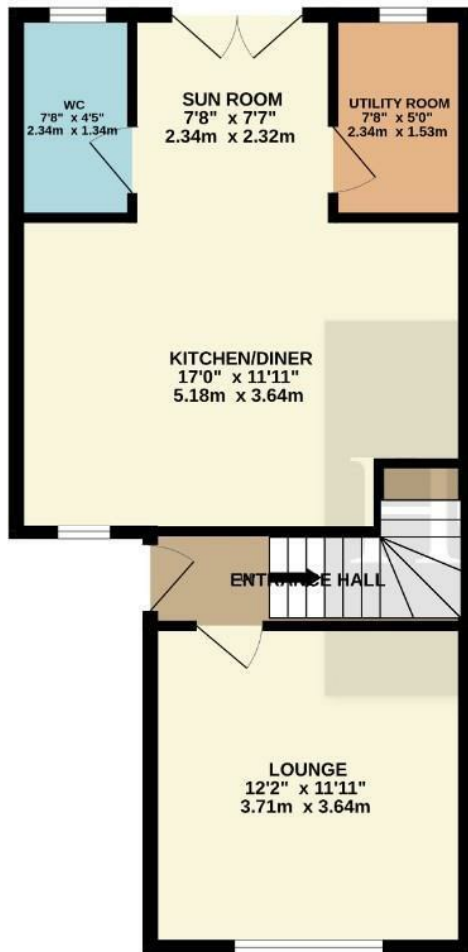
Council Tax Band: B



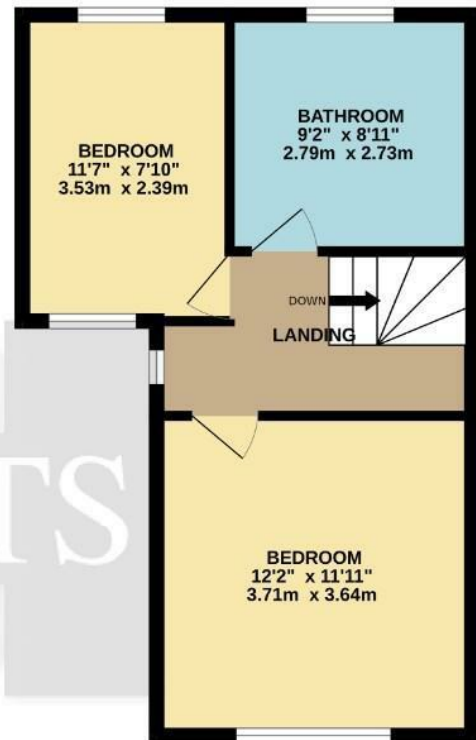




GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



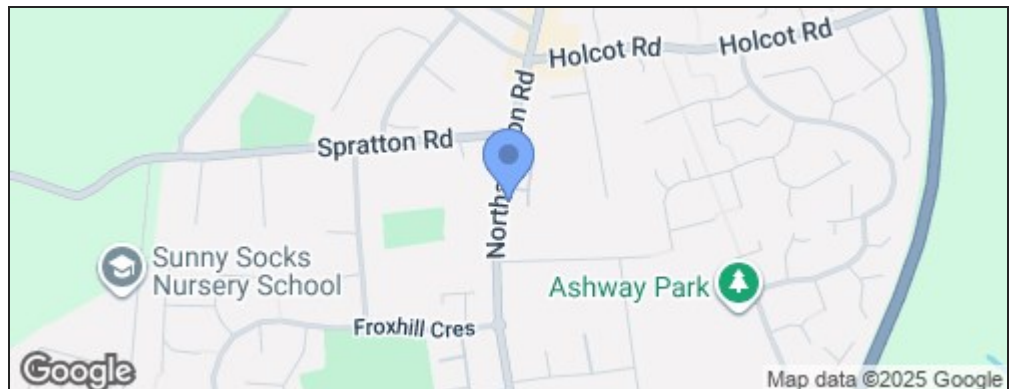
1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



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		
(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.