

**36 Brackenborough  
Brixworth  
NORTHAMPTON  
NN6 9JW  
£350,000**



- **THREE GENEROUS BEDROOMS**
- **SPACIOUS LOUNGE**
- **REFITTED LUXURY FAMILY BATHROOM**
- **WEST FACING REAR GARDEN**
- **MODERN KITCHEN/DINER**
- **CONSERVATORY**
- **CUL DE SAC LOCATION**
- **ENERGY EFFICIENCY RATING: TBC**

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

A cleverly enhanced three bedroom detached home, pleasantly positioned in a quiet cul de sac within the sought after village of Brixworth. Just a short walk from local amenities, this well presented property benefits from a modern kitchen/diner, conservatory, off road parking, gas central heating and uPVC double glazing throughout.

On entering, the spacious porch provides an ideal welcome area and offers access to a convenient downstairs WC. From here, you step into the generous lounge, which leads through to the kitchen/diner. At the rear of the property, the conservatory offers an excellent additional reception space overlooking the private garden. Upstairs, there are three well proportioned bedrooms along with a spacious refitted family bathroom. Outside, the front of the property provides off road parking for two vehicles. The private west facing rear garden is mainly laid to lawn with a paved patio area.

Early viewing is highly recommended to fully appreciate this wonderful family home.

## **Ground Floor**

### **Entrance Hall**

11'6" x 5'10" (3.51m x 1.79m)

A generous entrance area fitted with luxury vinyl tiled flooring. Features include two uPVC double glazed windows to the front aspect, radiator and doors leading to:

### **Cloakroom/WC**

Fitted with a low level WC and wall mounted wash basin with splashback tiling. Includes luxury vinyl flooring and an extractor fan.

### **Lounge**

15'5" x 13'8" max (4.7m x 4.18m max)

A spacious main reception room with a uPVC double glazed window to the front aspect and radiator. Open access to:

### **Kitchen/Diner**

19'7" x 8'1" (5.98m x 2.48m)

A well designed kitchen diner with uPVC double glazed window to the rear aspect. Fitted with a range of eye level and base level units, built in dishwasher, space for an integrated washing machine, roll top work surfaces and splashback tiling. Includes an inset one and a half bowl sink, luxury vinyl flooring, radiator, under stairs storage cupboard and access to the stairwell. uPVC double glazed French doors lead into the conservatory.

### **Conservatory**

12'6" x 9'8" (3.82m x 2.97)

A bright and versatile additional reception space with uPVC double glazed windows, luxury vinyl flooring, radiator and uPVC double glazed French doors opening to the rear garden.

## **First Floor**

### **Landing**

Provides access to all first floor rooms and features an over stairs storage cupboard.

**Bedroom One**

14'6" max x 10'11" (4.42m max x 3.34)

A spacious main bedroom with uPVC double glazed window to the rear aspect, radiator and over stairs cupboard.

**Bedroom Two**

11'0" x 8'3" (3.36m x 2.52m)

A well proportioned room with uPVC double glazed window to the front aspect, built in wardrobes and radiator.

**Bedroom Three**

8'4" x 8'3" (2.55m x 2.54m)

A generous third bedroom with uPVC double glazed window to the front aspect and radiator.

**Bathroom**

The beautifully refitted family bathroom features a d-shaped bath with shower over, a wash hand basin and low level WC set into a vanity unit, tiled splashbacks, a chrome heated towel rail, storage cupboard housing the boiler, an extractor fan, and a uPVC obscure double glazed window to the rear aspect.

**Externally****Front Garden**

Paved off road parking for two vehicles.

**Rear Garden**

A pleasant private west facing garden, mainly laid to lawn with a paved patio area. Enclosed by fencing and mature shrubbery, with the added benefit of gated side access.

**Store**

6'10" x 3'8" (2.1m x 1.14m)

Accessed via the side door to practical external storage area.

**Agents Notes**

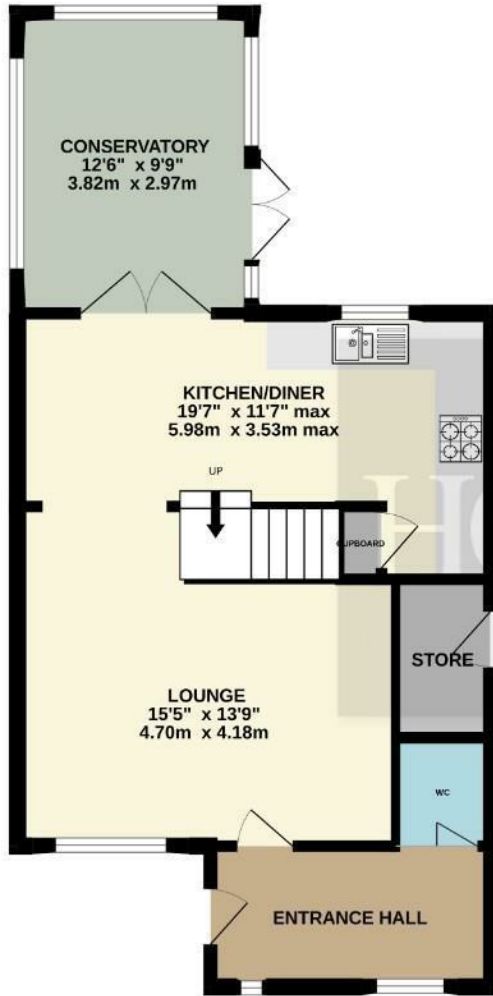
West Northamptonshire Council

Council Tax Band: C

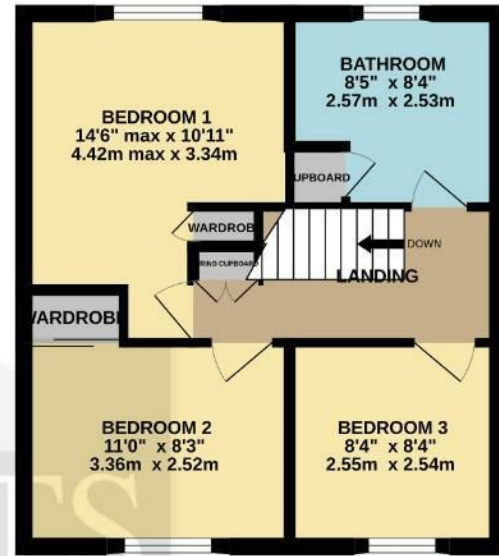




GROUND FLOOR  
621 sq.ft. (57.7 sq.m.) approx.



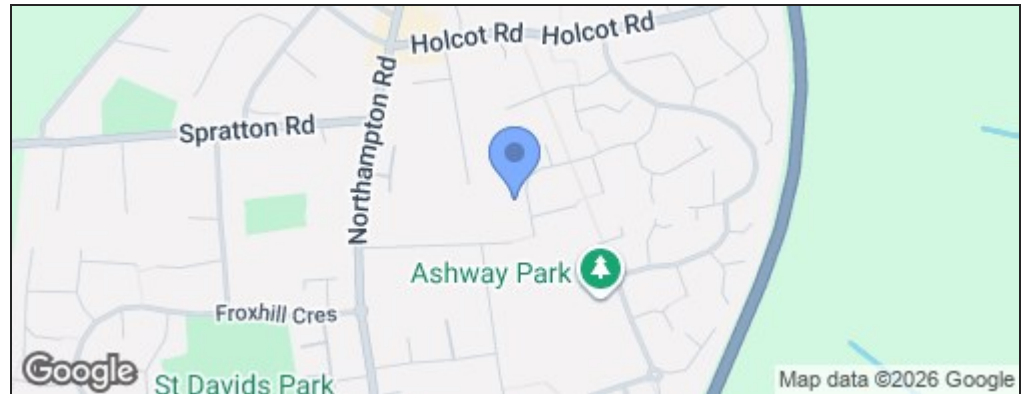
1ST FLOOR  
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA: 1054 sq.ft. (97.9 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### Disclaimer

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