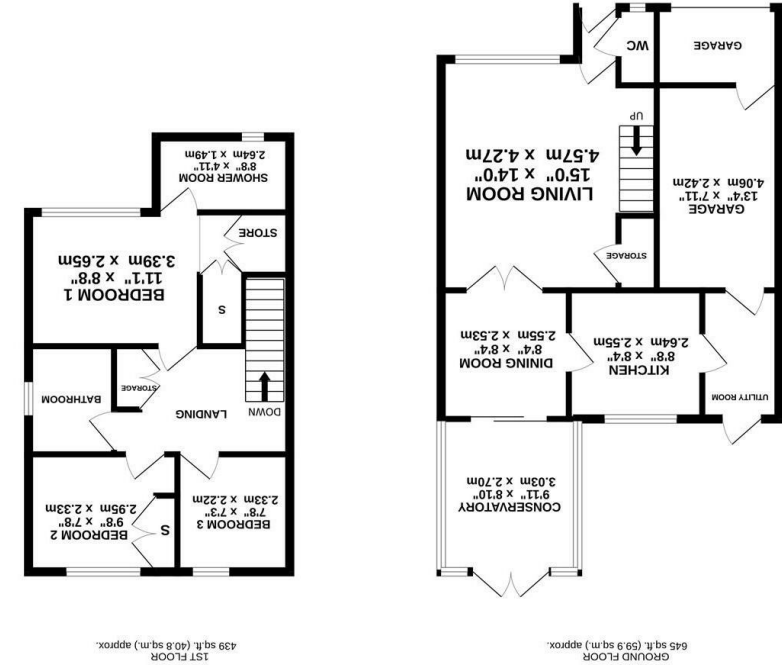


Whilst every attempt has been made to ensure the accuracy of the floor plan and details contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

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5 Burrows Vale, Brixworth, NN6 9US
 £360,000

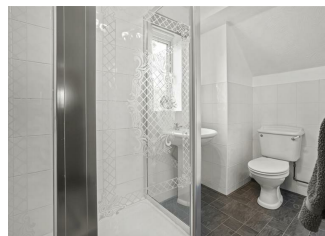
- Kettering**
12B HORSEMARKET
KETTERING
NORTHAMPTONSHIRE
NN16 0DQ
- Rothwell**
30 HIGH STREET
ROTHWELL
NORTHAMPTONSHIRE
NN14 6BQ
- Thrapston**
22 HIGH STREET
THRAPSTON
NORTHAMPTONSHIRE
NN14 4JH
- Corby**
1A SPENCER COURT
CORBY
NORTHAMPTONSHIRE
NN17 1BH



Occupying a prime position within a cul-de-sac on Burrows Vale is this modern three-bedroom family home that is situated within the idyllic and sought-after village of Brixworth. The property itself comprises a living room, dining room, conservatory, kitchen suite, utility room, ground floor WC, three great-sized bedrooms, an ensuite shower room, and a three-piece family bathroom. Externally you will find off-road parking for two vehicles, a single garage that is currently divided by a stud wall and functions as a storage room and a highly private rear garden. Brixworth village offers an abundance of amenities, including a doctor's surgery, petrol station, library, school, and plenty of cafes/restaurants.

Upon entry, you are welcomed into the porch, where coats and shoes can be stored and the downstairs WC is accessible. A door leads you through to the living room, where there is ample space for furniture and a large window looking out onto the front garden. Double doors open into the dining room where the conservatory and kitchen are accessible. The kitchen is fitted with a range of eye- and base-level units along with an integral oven, gas hob, extractor, dishwasher and fridge. Further appliances can be stored within the utility room adjoining. The garage is currently used as a storage room and could easily be converted back to a functioning garage, if desired. Completing the ground floor accommodation is the rear garden that is fully enclosed by timber fencing and offers a large laid-to-lawn area, raised decking space, and a paved patio, ideal for outdoor furniture and hosting. Ascending to the first-floor landing, you are able to access all three bedrooms and the family bathroom. The master bedroom benefits from an adjoining ensuite shower room that comprises a shower cubicle, low-level WC, and wash hand basin. The family bathroom also comprises a three-piece suite, including a bathtub with a shower over, a low-level WC, and a wash hand basin.

Council Tax: D



Living Room
14'11" x 14'0" (4.57 x 4.27)

Dining Room
8'4" x 8'3" (2.55 x 2.53)

Conservatory
9'11" x 8'10" (3.03 x 2.70)

Kitchen
8'7" x 8'4" (2.64 x 2.55)

Garage
13'3" x 7'11" (4.06 x 2.42)

Bedroom One
11'1" x 8'8" (3.39 x 2.65)

Shower Room
8'7" x 4'10" (2.64 x 1.49)

Bedroom Two
9'8" x 7'7" (2.95 x 2.33)

Bedroom Three
7'7" x 7'3" (2.33 x 2.22)