

**The Garth Northampton Rd  
Brixworth  
NORTHAMPTON  
NN6 9DY  
£240,000**



- NO CHAIN
- TWO RECEPTION ROOMS
- REFITTED SHOWER ROOM
- DOUBLE GLAZING
- TWO BEDROOMS
- REFITTED KITCHEN
- GAS RADIATOR HEATING
- ENERGY EFFICIENCY RATING: D

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A charming two bedroom semi-detached bungalow, situated in the highly desirable village of Brixworth. Comprising an entrance porch, hallway, spacious lounge, dining area, modern kitchen, two bedrooms, renovated shower room, and a sunroom, the accommodation offers comfortable living spaces. Benefiting from gas radiator heating and UPVC double glazing throughout. Both the front and rear gardens are designed for easy maintenance, and there is convenient off road parking.

### **Entrance Porch**

Access gained via entrance door, window to side aspect, tiled floor, door to;

### **Entrance Hall**

Access to loft space, opening to dining area, doors to;

### **Lounge**

14'7" x 10'0" (4.47m x 3.05m)

Window to front aspect, fireplace with tiled surround and hearth, insert gas fire, radiator, television point, coving to ceiling.

### **Dining Area**

8'11" x 7'11" min (2.73m x 2.42m min)

Double doors to sun room, radiator, door to bedroom two, coving to ceiling.

### **Kitchen**

8'11" x 7'10" (2.73m x 2.39m)

Refitted kitchen with window to the front aspect, sink unit set into modern range of base units with work surfaces over, matching up stands, wall mounted units with lighting under, space for freestanding gas cooker with extractor hood over, plumbing for washing machine, space for fridge/freezer, radiator, tiled floor.

### **Bedroom One**

13'1" x 10'1" (3.99m x 3.09m)

Window to rear aspect, radiator.

### **BedroomTwo**

12'2" x 8'11" (3.72m x 2.72m)

Window to rear and side aspects, radiator.

### **Shower Room**

Window to the side aspect, refitted modern white suite comprising, low level wc and pedestal wash hand basin set into a vanity unit, fully tiled quadrant shower cubicle, tiled floor.

### **Front Garden**

Low maintenance front garden, block paved driveway providing off road parking, gated access to the rear garden.

### **Rear Garden**

Fully enclosed low maintenance rear garden, mainly block paved, gated pedestrian access.

## **Local Area**

Brixworth is a lively village boasting a rich history with a historic Saxon church at its heart. The village offers a wide range of amenities and services, including two public houses, coffee shops, takeaways, a post office, and various shops such as a Co-op, chemist, family butcher, ironmonger, and newsagent/off-licence. Residents benefit from a comprehensive selection of sporting facilities, recreation grounds, a dentist, and a doctor's surgery. Brixworth is also home to two community centres, a village hall, and a public library. Nature enthusiasts can enjoy Brixworth Country Park, located within a quarter of a mile, offering nature walks, water sports, and sailing activities at Pitsford Water. Education is well-catered for with pre-schools and Brixworth Primary School, alongside secondary education options at nearby Moulton and Guilsborough Schools. Independent schooling is available within a short drive at Pitsford, Spratton, and Overstone. The village fosters a strong sense of community with numerous clubs and societies. Brixworth's location off the A508 provides convenient access to major transportation routes, including the M1, M6, and A14. Additionally, railway connections are available from Northampton to London Euston and Birmingham, and from Market Harborough or Kettering to London St Pancras.

## **Agent Notes**

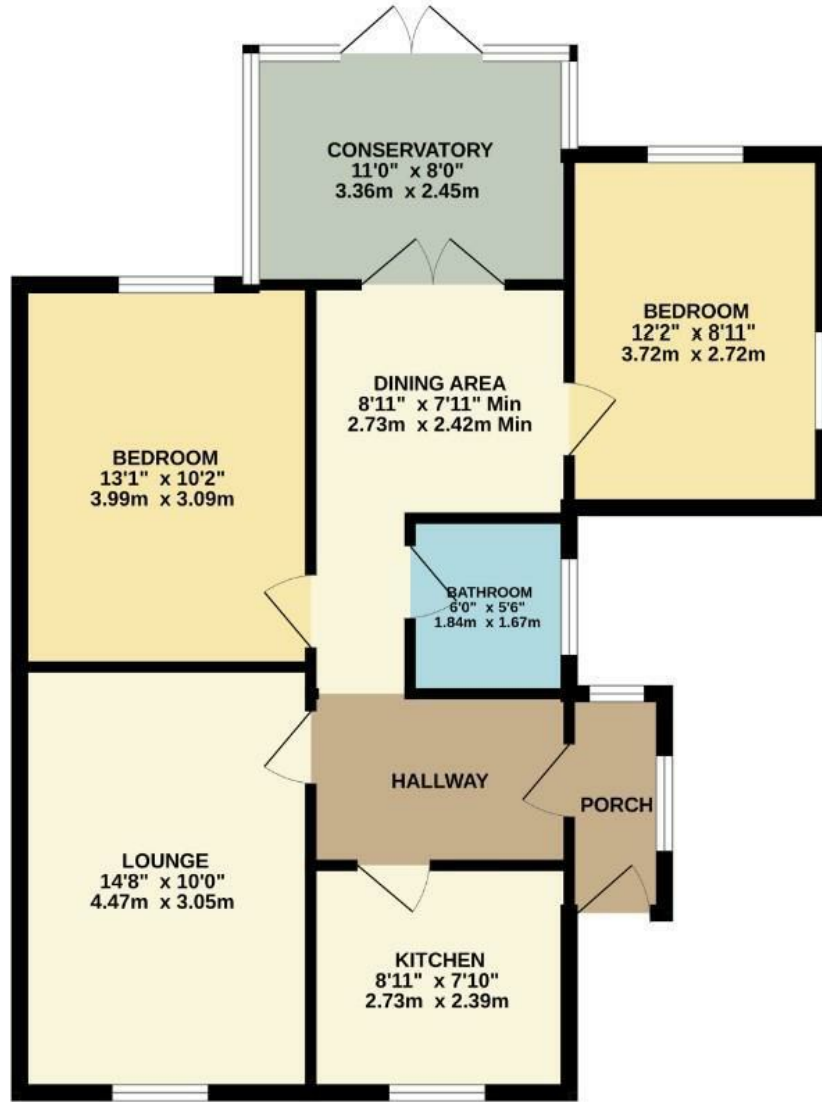
West Northamptonshire Council

Council Tax Banding: B

The side window in bedroom two is single glazed.



GROUND FLOOR



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	60	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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 firms employment has the authority to make or give any representation or warranty in respect of the property.