

**49 Broadlands  
Brixworth  
NORTHAMPTON  
NN6 9BH**

**Guide Price £240,000**



- **CUL DE SAC LOCATION**
- **IN NEED OF MODERNISATION**
- **UPVC DOUBLE GLAZING**
- **SOUGHT AFTER VILLAGE**

- **NO CHAIN**
- **THREE BEDROOMS**
- **PRIVATE WEST FACING GARDEN**
- **ENERGY EFFECIENCY RATING: TBC**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Offered with NO CHAIN, this extended three bedroom semi detached property requires modernisation and occupies a private westerly facing plot with views over fields from the first floor. Situated in a cul-de-sac on the popular Froxhill development within the sought after village of Brixworth.

The accommodation comprises an entrance hall, a front facing lounge, a family/dining room at the rear leading to the conservatory, and a kitchen. The first floor features three bedrooms and a four piece bathroom. Externally, the front garden is set back from the road and offers ample parking leading to the integral garage, while the rear garden is westerly facing and affords a high degree of privacy.

This property is ideal for buyers looking to personalise and modernise a home in a desirable location, with the added benefit of no onward chain.

## **Ground Floor**

### **Entrance Hall**

Approached via uPVC entrance door, stairs rising to the first floor.

### **Lounge**

15'1" x 11'10" (4.61m x 3.61m)

uPVC double glazed window to the front aspect, feature fire place, wall light points, feature beams, door to;

### **Family/Dining Room**

15'1" x 10'7" (4.61m x 3.23m)

Patio doors leading to the conservatory, uPVC double glazed window to the rear aspect, door to;

### **Kitchen**

10'7" x 6'11" (3.23 x 2.13m)

uPVC double glazed window to the rear aspect, door leading to the rear garden, sink unit set into a range of base units, work surfaces over, tiled splash backs, matching wall mounted units, plumbing for washing machine, tiled floor, door connecting to the garage.

### **Conservatory**

14'10" x 7'4" (4.54m x 2.26m)

uPVC construction, patio doors leading to the rear garden.

## **First Floor**

### **Landing**

uPVC double glazed window to the side aspect, loft access to roof space, gas fired warm air boiler, doors to;

### **Bedroom One**

14'9" x 8'4" (4.51m x 2.56m)

uPVC double glazed window to the front aspect.

### **Bedroom Two**

11'1" x 8'5" (3.39m x 2.57m)

uPVC double glazed window to the rear aspect.

**Bedroom Three**

9'8" x 6'4" (2.96m x 1.95m)

uPVC double glazed window to the front aspect, over stairs storage cupboard.

**Bathroom**

uPVC double glazed window to the rear aspect, four piece suite comprising low level WC, wash hand basin, side panelled bath, half tiled walls to main areas, separate shower cubicle.

**Externally****Front Garden**

Open plan mainly laid to lawn with driveway providing off road parking and leading to;

**Garage**

18'7" x 7'7" (5.67m x 2.33m)

Up and over door to the front, connecting door to the kitchen.

**Rear Garden**

Fully enclosed private westerly facing rear garden, patio area, lawn area, established shrubs.

**Agents Notes**

West Northamptonshire Council

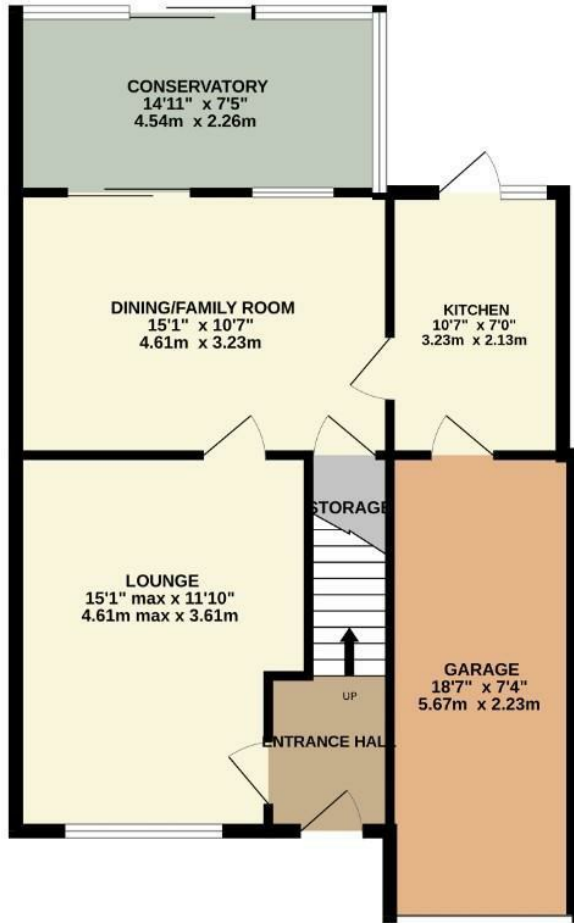
Council Tax Band: C

The tree in the rear garden is subject to a Tree Preservation Order (TPO)

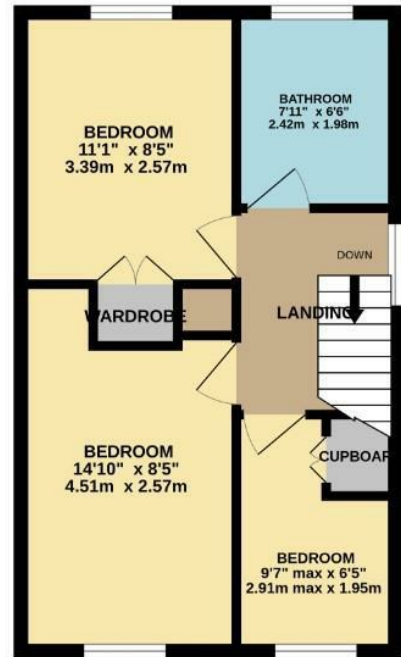




GROUND FLOOR  
710 sq.ft. (65.9 sq.m.) approx.



1ST FLOOR  
390 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 1100 sq.ft. (102.2 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
<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

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.