

**17 Oathill Close
Brixworth
NORTHAMPTON
NN6 9BE**

£300,000



- **THREE/FOUR BEDROOMS**
- **STUNNING KITCHEN/DINING/FAMILY ROOM**
- **SOUGHT AFTER VILLAGE**
- **SOUTH FACING REAR GARDEN**
- **EXTENDED**
- **LUXURY FOUR PIECE BATHROOM**
- **CUL DE SAC LOCATION**
- **ENERGY EFFICIENCY RATING: TBC**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A well presented, extended semi detached family home boasting three/four bedrooms and an open plan kitchen, dining and family room. Located in the desirable village of Brixworth, it enjoys a favourable position near local amenities. The property features a bright lounge and a stunning open plan kitchen, dining and family room with French doors that open onto the rear garden.

The ground floor comprises an entrance hall, office/gym/forth bedroom, lounge, and the aforementioned kitchen, dining and family room. Upstairs, you will find three generously sized bedrooms and a luxurious four piece family bathroom.

Outside, the property includes an open plan front garden with a driveway providing ample off-road parking. The fully enclosed, landscaped rear garden is south facing and affords a high degree of privacy. Additional benefits include gas radiator heating and UPVC double glazing throughout the property.

Ground Floor

Entrance Hall

Enter via entrance door into hallway, laminate flooring, window to side, doors to:

Study/Bedroom Four

16'5" x 7'10" (5.02 x 2.4)

Window to front, radiator.

Lounge

15'1" x 10'9" (4.61m x 3.28m)

Window to front, wall mounted fireplace, TV point, radiator, stairs rising to first floor, coving, door to:

Kitchen/Dining/Family Room

19'3" x 15'5" (5.87m x 4.72m)

Window to the rear and side, stainless steel sink with mixer taps over set into a range of modern base and wall mounted units, part granite and part hardwood work surfaces, five ring gas hob and range cooker with extractor over, built in dishwasher, space and plumbing for washing machine, tiled flooring, tiled splash backs, spotlights to ceiling, spaces for appliances, two radiators, double doors leading onto the south facing garden.

First Floor

Landing

Loft access, doors:

Bedroom One

14'0" x 9'9" (4.28m x 2.99m)

Window to front, built in wardrobes, radiator.

Bedroom Two

9'10" x 9'0" (3.01m x 2.76m)

Radiator, UPVC double glazed window to front.

Bedroom Three

9'9" x 8'2" (2.99m x 2.5m)

Window to rear, radiator.

Bathroom

Obscured window to rear, luxury four piece suite comprising panelled bath, double shower cubicle with rain shower and separate shower, low level W/C, wash hand basin, shaver point, fully tiled with ornate tiling to shower, heated towel rail, spotlights.

Externally**Front Garden**

Open plan mainly laid to lawn, driveway providing off road parking.

Rear Garden

Landscaped fully enclosed south facing rear garden, lawned area, separate paved patio areas, well stocked with a wide variety of flowers and shrubs including a palm tree, gated side access.

Agents Notes

Local Authority: Daventry

Council Tax Band: C

Local Area

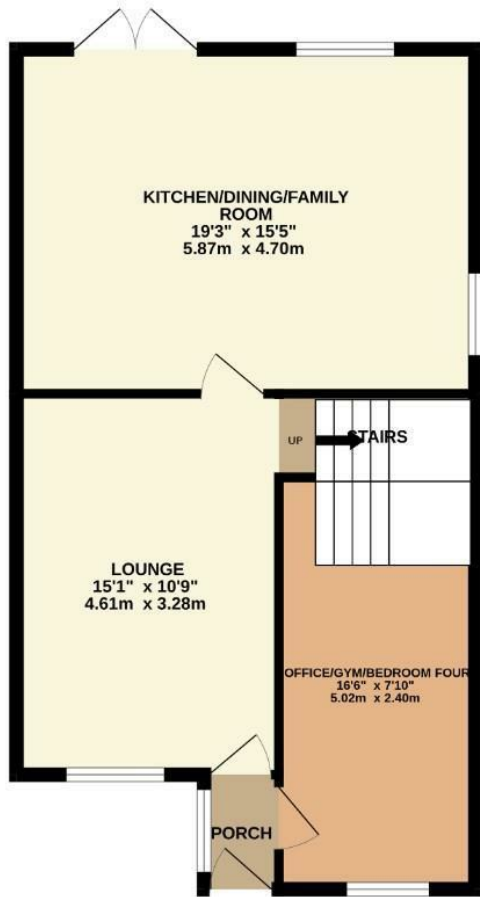
Within the village of Brixworth there is an historic Saxon church, two public houses, coffee shops, takeaways, post office and numerous shops including a Co-op, chemist, family butcher, hardware store and newsagent/off licence. There is also a full range of sporting facilities, recreation grounds, a dentist and a doctor's surgery. Within a quarter of a mile is Brixworth Country Park which sides onto Pitsford Water. Here you will find nature walks, water sports and sailing. Additionally, there are two community centres, a village hall and a public library. Within the village there are pre-schools and Brixworth Primary School with secondary education at nearby Moulton and Guilsborough Schools. Independent schooling can be found within a short drive at Pitsford, Spratton and Overstone. There is a thriving village community with many clubs and societies. Brixworth is located off the A508 between Northampton and Market Harborough. It is convenient for the M1, M6 and A14. Trains run from Northampton to London Euston and Birmingham and from Market Harborough or Kettering to London St Pancras.



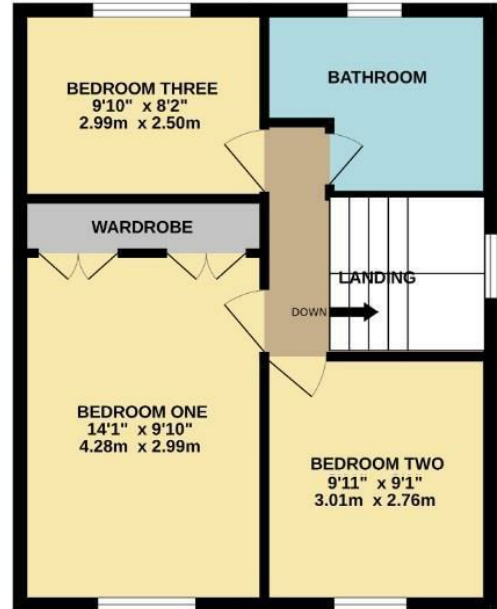




GROUND FLOOR
586 sq.ft. (54.5 sq.m.) approx.



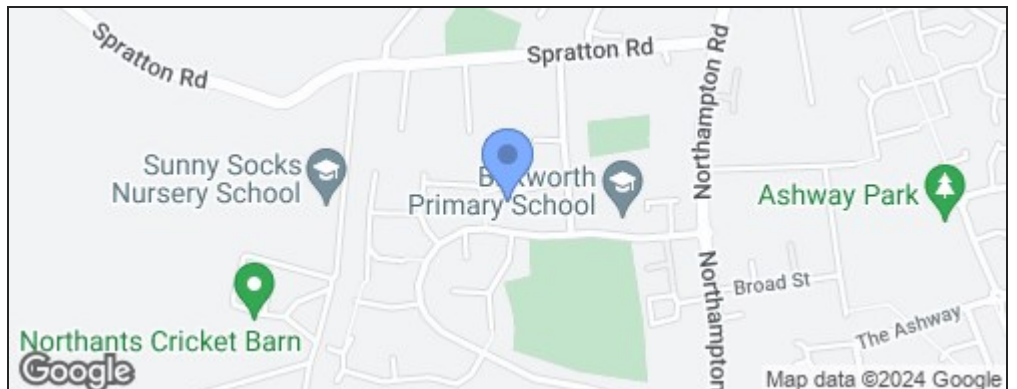
1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 1036 sq.ft. (96.3 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.
Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C		67	
(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.