

**15 Honey Holme  
Brixworth  
NORTHAMPTON  
NN6 9BQ  
£975 PCM**



- **AVAILABLE MID AUGUST**
- **TWO BEDROOMS**
- **UPVC DOUBLE GLAZING**
- **ENERGY EFFICIENCY RATING: C**

- **SOUGHT AFTER VILLAGE**
- **GAS RADIATOR HEATING**
- **GARAGE**
- **COUNCIL TAX BAND: B**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

**\*\*Available Mid August\*\*** A two bedroom mid terrace property located in the popular village of Brixworth. In brief the property comprises entrance porch, entrance hall, lounge, kitchen/diner. To the first floor are two bedrooms and a bathroom. Externally to the front is off road parking, fully enclosed rear garden and a single garage located in a block with parking in front for one car. The property further benefits from uPVC double glazing and gas radiator heating. The property is well located in the village and within easy walking distance of the local amenities including primary school, shops and library etc.

## **Ground Floor**

### **Entrance Porch**

Entered via part glazed uPVC door, storage area; door to;

### **Entrance Hall**

Stairs rising to first floor landing, radiator, door to;

### **Lounge**

15'3" x 9'10" (4.67 x 3.00)

uPVC double glazed window to the front aspect, TV point, telephone point, radiator, electric fire and wooden surround and marble back and hearth, understairs storage cupboard, door to;

### **Kitchen**

13'1" x 8'5" (3.99 x 2.57)

uPVC double glazed windows to rear aspect, uPVC double glazed patio doors to the rear garden. Single drainer sink unit with mixer tap set into a range of base units with cupboards and drawers under, ample work surfaces over, tiled splash back areas, matching wall mounted units, space for washer/dryer, built in oven and hob, single radiator.

## **First Floor**

### **Landing**

Loft access to roof space, storage cupboard, doors to;

### **Bedroom One**

12'11" x 9'10" (3.96 x 3.02)

uPVC window to the front aspect, fitted wardrobes, storage cupboard over stairs, radiator, coved and textured ceilings.

### **Bedroom Two**

11'5" x 8'2" (3.48 x 2.51)

uPVC window to the rear aspect, radiator, coved and textured ceiling.

### **Bathroom**

Obscure uPVC window to the rear aspect, side panelled bath, pedestal wash hand basin, low level WC, radiator, coved and textured ceiling.

## **Externally**

### **Front Garden**

Providing off road parking.

### **Rear Garden**

Mainly laid to lawn, enclosed by timber fencing, patio seating area.

**Garage**

Located in a block with up and over door.

**Local Area Information**

Local Amenities:

Within the village there is the historic Saxon Church, three Public Houses, Coffee Shop, Takeaways, a Post Office and numerous shops including a Co-op General Store, Chemist, Family Butcher, Ironmonger 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 next to Pitsford Water where nature walks, water sports and sailing are available. 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. There is a thriving village community with many clubs and societies including the Brixworth Drama Group.

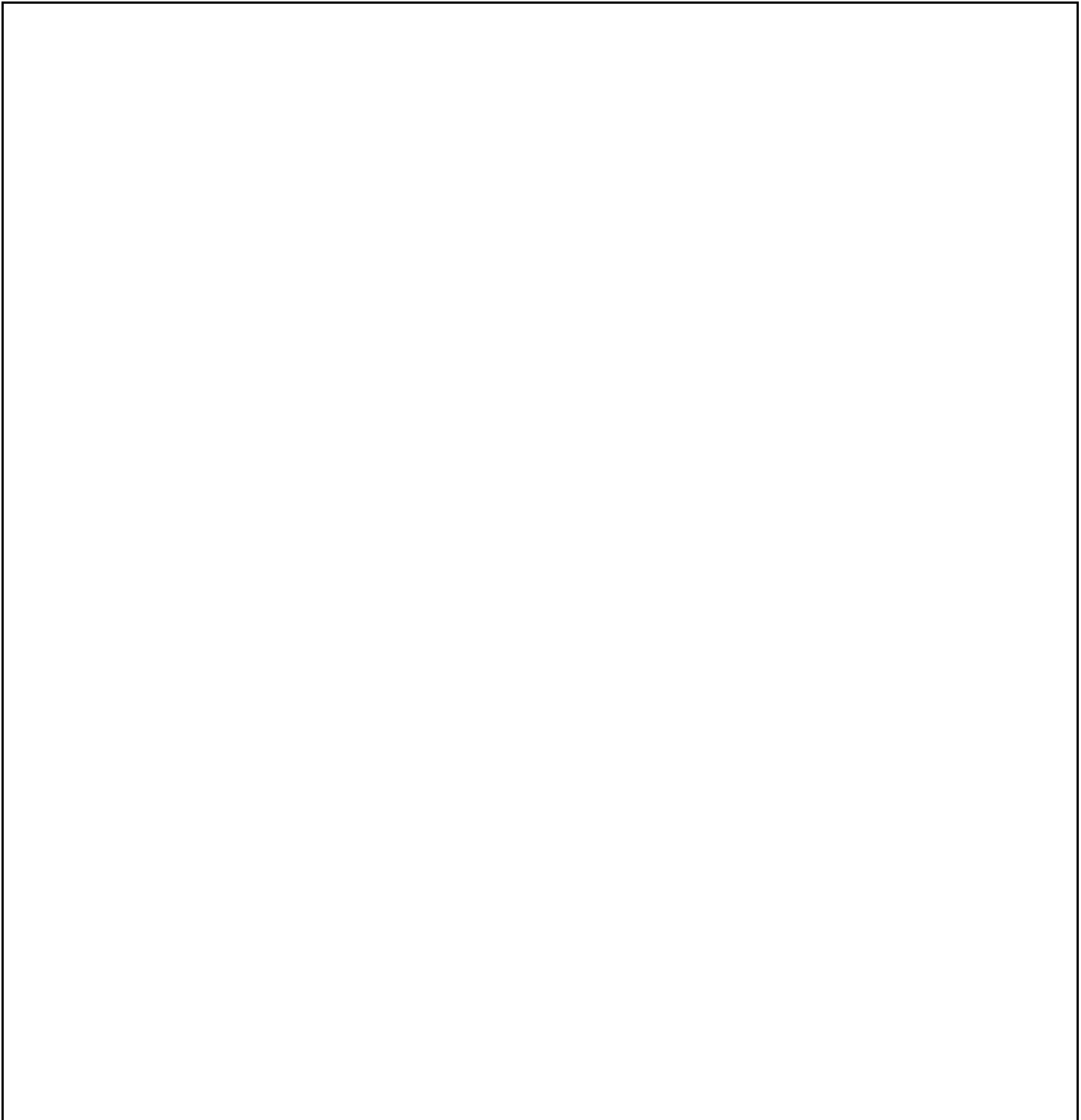
Communication Links:

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.

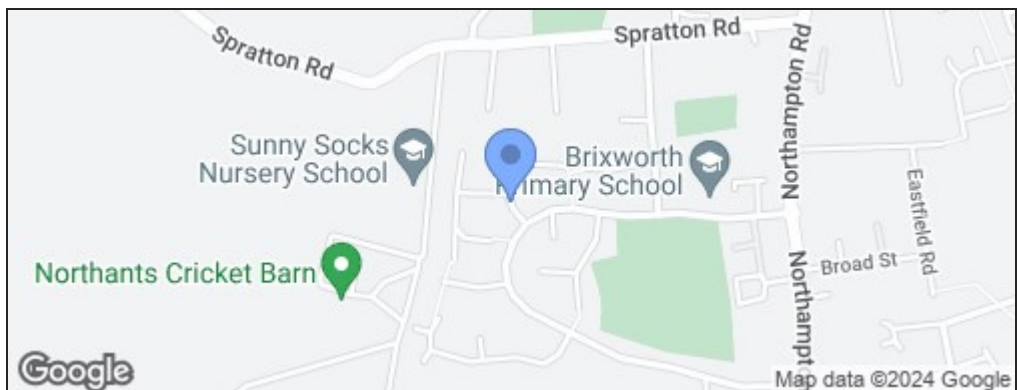
**Agent's Notes**

Council Tax Band; B





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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.