

**5 Burrows Vale  
Brixworth  
NORTHAMPTON  
NN6 9US**

**Guide Price £325,000**



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Situated in a quiet cul-de-sac on the popular Burrows Vale, this modern three bedroom family home occupies a prime position within the highly sought after village of Brixworth. Well presented throughout, the property offers spacious and versatile accommodation ideal for family living and further benefits from double glazing and gas radiator central heating.

The accommodation comprises a living room, dining room, conservatory, fitted kitchen, utility room and ground floor WC. To the first floor are three generously sized bedrooms, including a principal bedroom with ensuite shower room, along with a family bathroom.

Externally, the property benefits from off road parking for two vehicles, a single garage currently divided by a stud wall and used for storage, and a private, enclosed rear garden.

## **Ground Floor**

### **Entrance Hall**

A welcoming entrance space providing room for coats and shoes, with access to the ground floor WC.

### **Cloakroom/WC**

Fitted with a low level WC and wash hand basin.

### **Lounge**

14'11" max x 14'2" max (4.55m max x 4.33m max)

A generously sized reception room with decorative coving and an attractive feature fireplace, complemented by a large front facing window that allows natural light.

### **Dining Room**

8'5" x 8'4" (2.58m x 2.55m)

A spacious and well presented room ideal for family dining and entertaining, featuring decorative coving and providing access to both the kitchen and conservatory.

### **Conservatory**

9'11" x 6'9" (3.03m x 2.07)

Overlooking the rear garden, this versatile space provides an additional sitting or dining area and enjoys views of the garden.

### **Kitchen**

8'8" x 8'4" (2.65m x 2.55m)

A refitted and modern kitchen fitted with a range of contemporary eye and base level units, complemented by tiled splashbacks. Integrated appliances include an oven, gas hob with extractor over, dishwasher and fridge. A window to the rear aspect provides natural light and pleasant views over the garden.

### **Utility**

8'4" x 5'1" (2.55m x 1.56m)

Adjoining the kitchen, providing additional storage space and housing further appliances, with access to the garage.

## **First Floor**

### **Landing**

Providing access to all three bedrooms and the family bathroom.

### **Bedroom One**

11'0" x 8'5" (3.36m x 2.57m)

A generous double bedroom with a window to the front aspect, cupboard over stairs and fitted wardrobe. The room is further enhanced by an adjoining ensuite shower room.

### **Ensuite**

8'11" x 4'10" (2.73m x 1.48m)

Fitted with a fully tiled shower cubicle, along with a low level WC and wash hand basin.

### **Bedroom Two**

9'7" x 7'8" (2.93m x 2.34m )

A well sized double bedroom benefitting front fitted wardrobes and a window to the rear aspect overlooking the garden.

### **Bedroom Three**

7'8" x 7'8" (2.34m x 2.34m)

An ideal guest bedroom or home office, with a window to the rear aspect.

### **Bathroom**

7'0" x 5'6" (2.14m x 1.7m)

Fitted with a three piece suite comprising a panelled bath with shower over. The bath area is fully tiled, with half tiling to the remaining splashback areas, along with a low level WC and wash hand basin.

### **Externally**

#### **Front Garden**

The property benefits from an open plan front garden, mainly laid to lawn, with a paved pathway leading to the entrance porch. A driveway provides off road parking for and leads directly to the garage.

#### **Garage**

Currently divided by a stud wall and used as a storage room, with the potential to be converted back into a full single garage if required.

#### **Rear Garden**

A private and fully enclosed rear garden featuring a large laid to lawn area, raised decking and a paved patio, providing an ideal space for outdoor dining and entertaining.

### **Agents Notes**

West Northamptonshire Council  
Council Tax Band: B





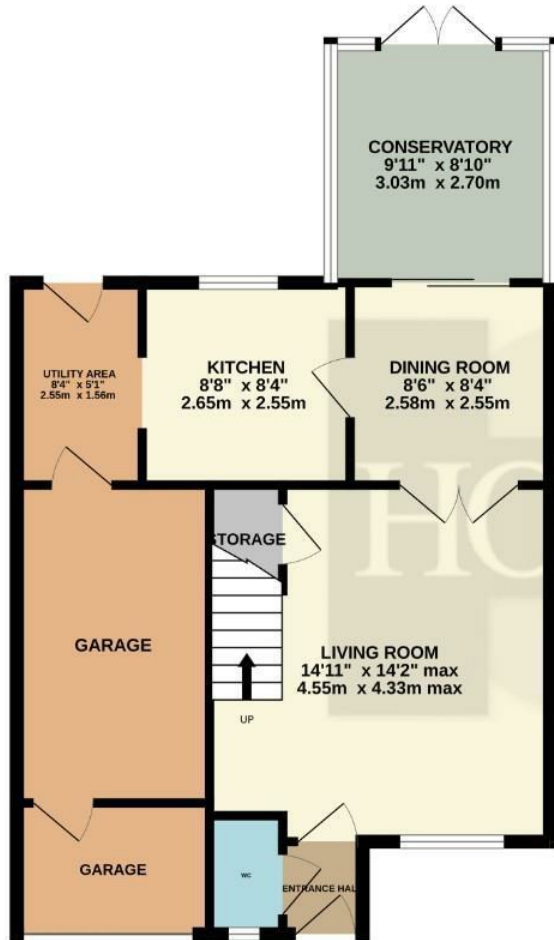




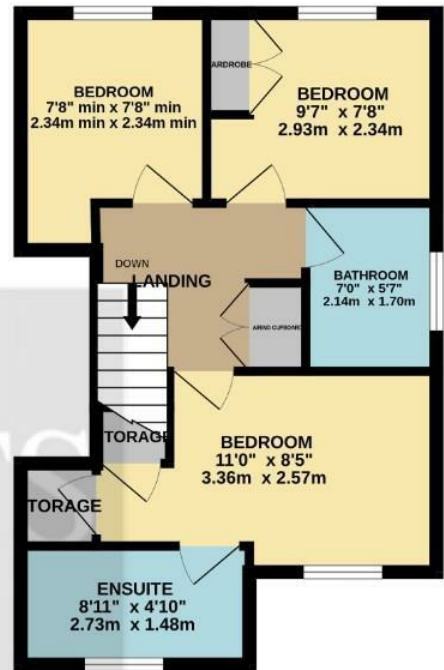




GROUND FLOOR  
670 sq.ft. (62.2 sq.m.) approx.



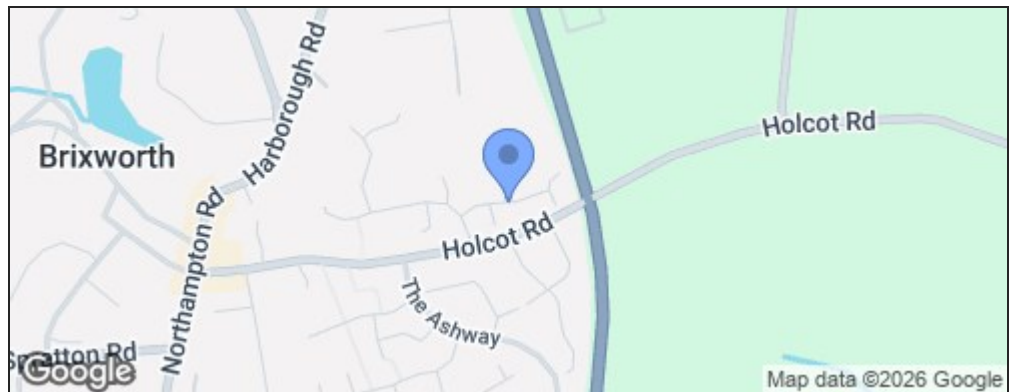
1ST FLOOR  
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 1086 sq.ft. (100.9 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
Very energy efficient - lower running costs		
(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>		
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.