



23 Grafton Road
Brigstock, Northants NN14 3EY



Simpson & Partners



Stunning open field views to the rear. This well presented semi detached home is situated on the edge of the sought after village of Brigstock with lovely countryside views to the rear. A short walk into the village provides many amenities to include shop, pub and schooling. The property is presented to a high standard throughout offering contemporary living. Enter the property into the hallway with stairs rising to the first floor and doors to: living room having window to front and inset fireplace, understairs storage and door to kitchen/breakfast room. The kitchen is fitted with ample storage to include built in oven, hob and extractor, space for dishwasher, fridge and freezer, door leads through to good sized conservatory with views over the extensive rear garden. To the first floor are two good sized bedrooms served by four piece refitted bathroom having corner tiled shower cubicle, bath and vanity storage units to include wash hand basin and toilet. Externally to the front is driveway providing off road parking and gated access to the rear garden and low maintenance front garden enclosed with picket fencing. The rear garden is a particular feature offering open field views to the rear, being mainly laid to lawn with large timber shed/workshop, gravel area with raised border and patio area to the rear of the conservatory. Viewing is highly recommended to appreciate this lovely village home.

🛏 2

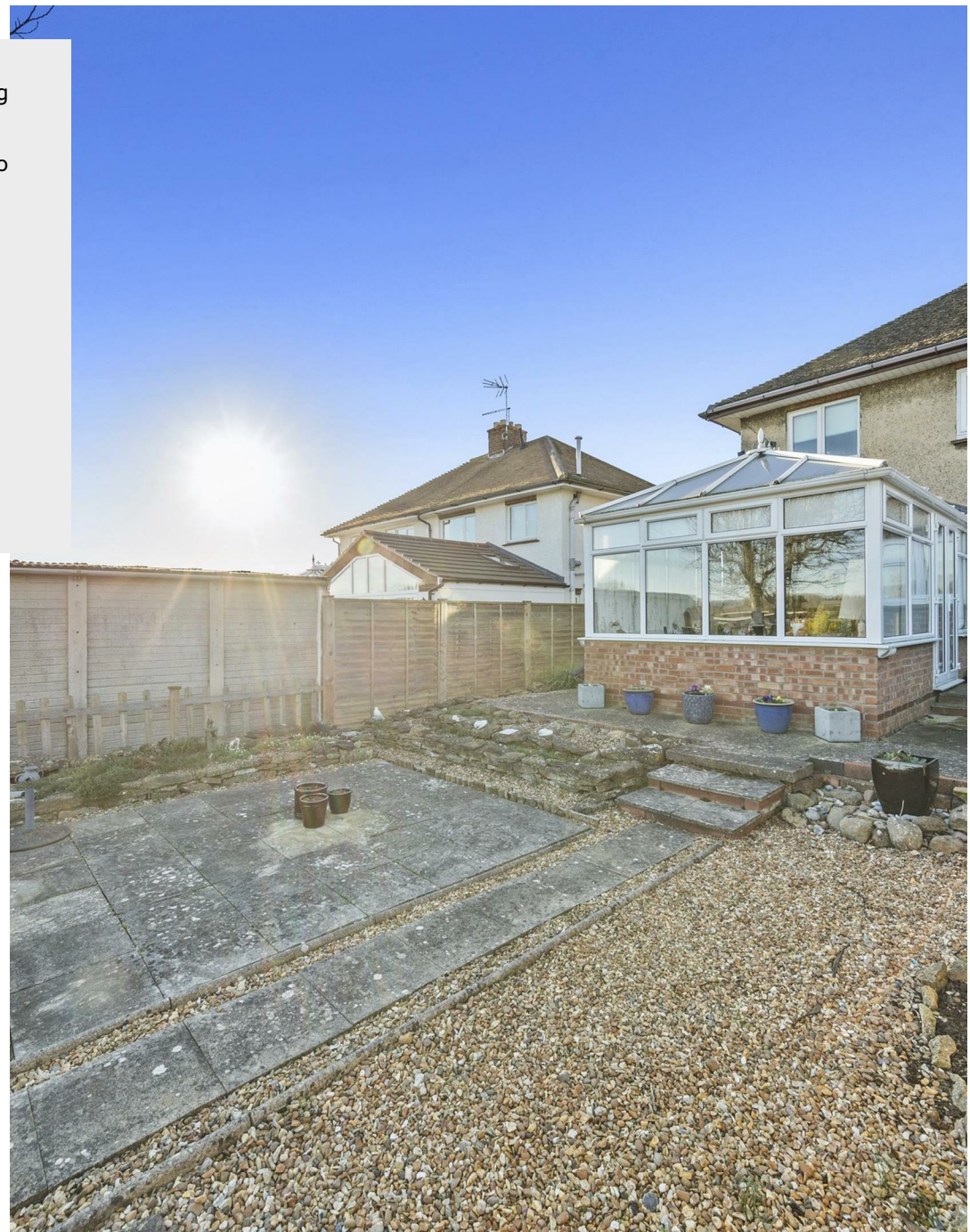
🚿 1

🛋 1

Price £250,000



The village of Brigstock is situated close to the towns of Thrapston and Corby offering many amenities to include shops, restaurants, theatre, cinema, etc. Country walks on your doorstep and within a short walking distance to village café and local amenities to include a convenience shop, school, doctors surgery and village pub.





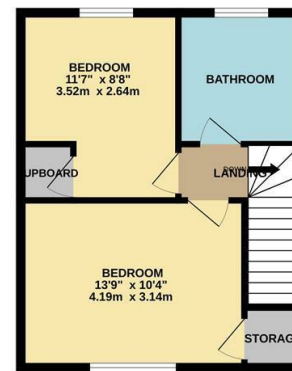
Brigstock is conveniently situated for easy access to the major road network links of the A14, A1 and the train station is in Corby approximately 15 minutes drive.



GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.



1ST FLOOR
377 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA: 909 sq.ft. (84.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given. Made with Metreapp 0204.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



When you buy with Simpson and Partners, you know **you'll be in safe hands**. From the moment you walk through our doors, we'll make you **feel truly welcome**. Our sales consultants and financial advisors will take you through **every step of the process**, offering **free expert advice** along the way, from help choosing the right mortgage and insurance through to finding your conveyancer. And if you need help selling your home too, **with over 20 years of local experience, you can trust us to get you moving**.



**Simpson
& Partners**

Making Every
Journey Personal



01832 731222

thrapston@simpsonandpartners.co.uk

<https://www.simpsonandpartners.co.uk/>

43-45 High Street, Thrapston, Northants, NN14 4JJ