



35 Sandlands Avenue  
Brigstock, Northamptonshire NN14 3HJ



**Simpson & Partners**





Location and interior to impress. This three bedroom semi detached home has undergone a full refurbishment to include new kitchen, bathroom and re-decoration throughout. Situated in the sought after village of Brigstock with local amenities and countryside walks on your doorstep. The rear garden is a particular feature of the property being of a good size with lawn, patio and raised vegetable beds, enclosed with timber fencing. The refitted kitchen includes built in appliances and opens through to dining area and door leads into the conservatory, living room with window to front elevation. To the first floor are three bedrooms and refitted bathroom with shower over the bath. Externally to the front is a large frontage with the potential to create off road parking (subject to planning). Viewing is highly recommended to appreciate the location and beautiful interior of this family home.

 3

 1

 2

Price £269,995

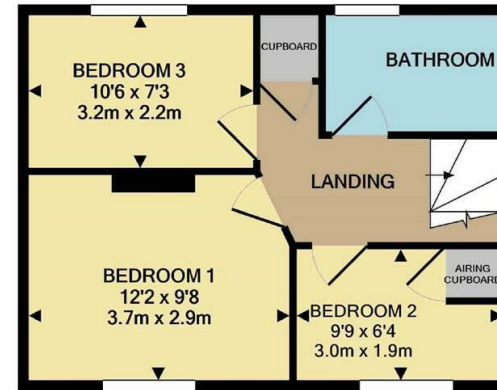
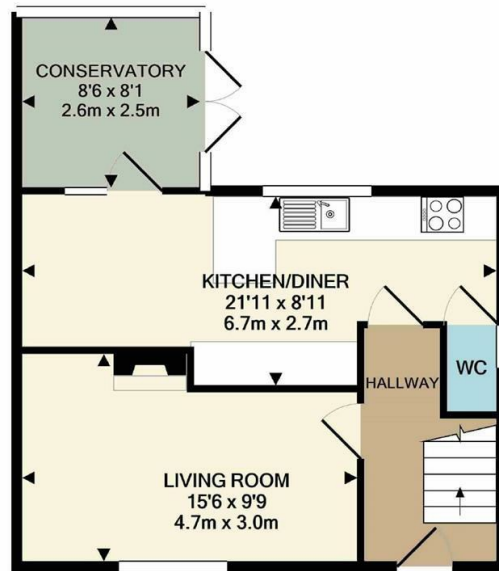






The village of Brigstock is situated close to the town of Corby offering many amenities to include shops, restaurants, theatre, cinema, etc. Country walks on your doorstep and within a short walking distance to village café and local amenities to include a convenience shop, school, doctors surgery and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

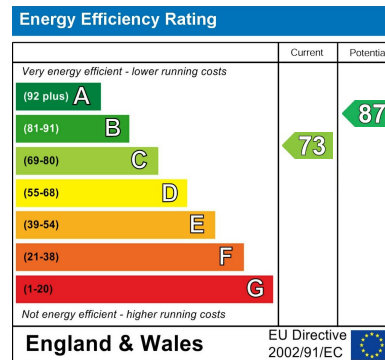




TOTAL APPROX. FLOOR AREA 806 SQ.FT. (74.9 SQ.M.)

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 Metropix ©2020





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](mailto:thrapston@simpsonandpartners.co.uk)

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

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