



10 Swan Avenue

Brigstock, Northamptonshire NN14 3JQ



Simpson & Partners





Modern detached home situated on an elevated plot double garage. This lovely detached family home offers flexible family living with the benefit of off road parking and double garage. Situated within walking distance to amenities available in the village and countryside walks on your door step. Further benefits include double glazing and gas central heating. Enter the property into porch with door to wc and steps leading up to the ground floor accommodation. Living room with feature fireplace and door leading through to kitchen/dining room fitted with a range of wall and base units, built in eye level double oven, hob with extractor over and integrated fridge and freezer, space and plumbing for washing machine, tumble dryer and dishwasher, study/garden room leading from the living room with door leading out to the lovely rear garden. To the first floor are four good sized bedrooms with built in wardrobes to the master bedroom and family bathroom. To the front is a driveway providing off road parking for several cars leading to a double part integral garage, lawn area with shrub borders and steps to the side leading to the rear garden. The rear garden is a particular feature of the property being mainly laid to lawn with mature planting and patio area set to the rear of the property offering a private and elevated aspect. Viewing is highly recommended to appreciate the location of this family home.



4



1



2

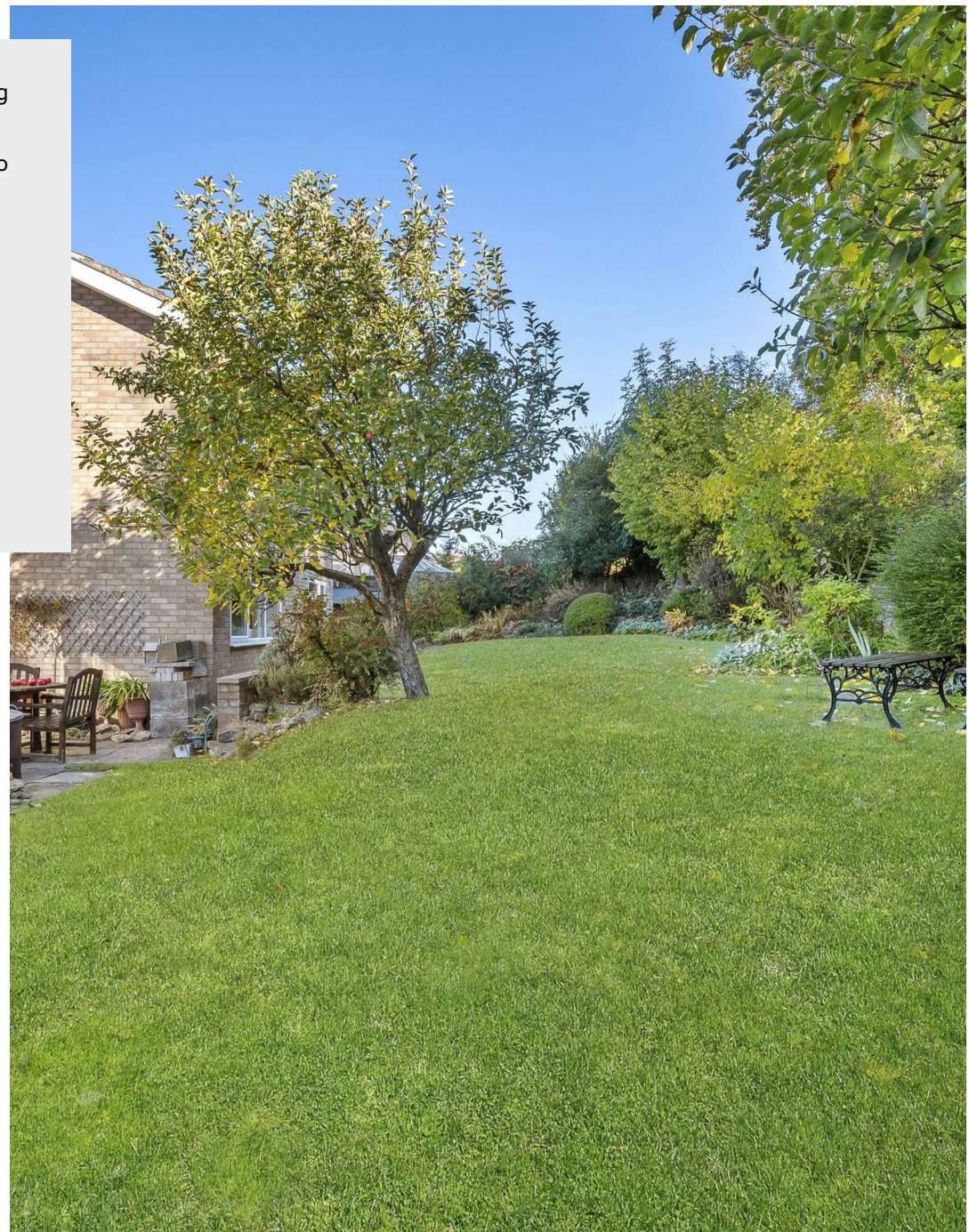
Price £380,000



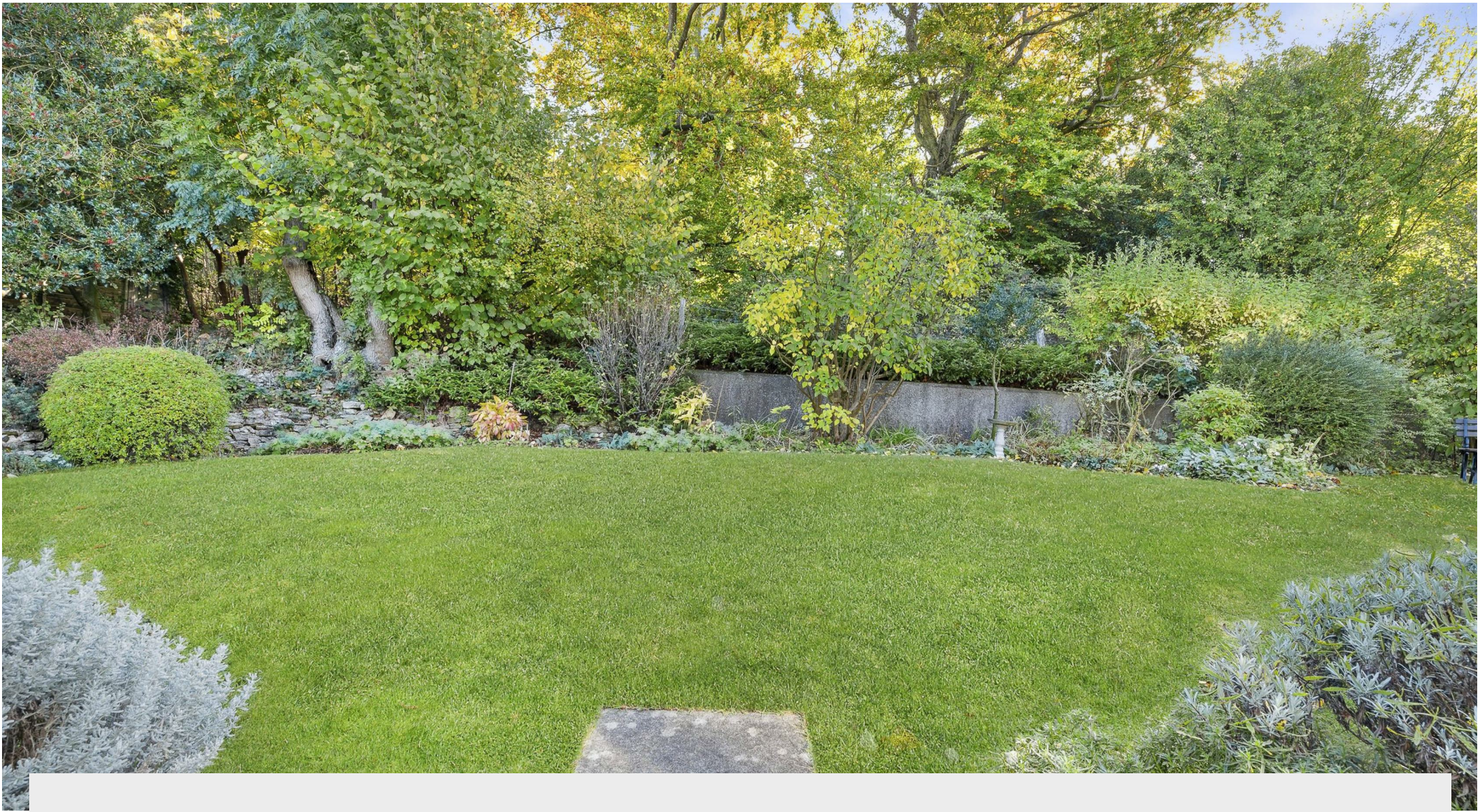




The village of Brigstock is situated close to the towns of Thrapston and Corby offering many amenities to include shops, restaurants, theatre, cinema, etc. Country walks on your doorstep and within a short walking distance to village café and local amenities to include a convenience shop, school, doctors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







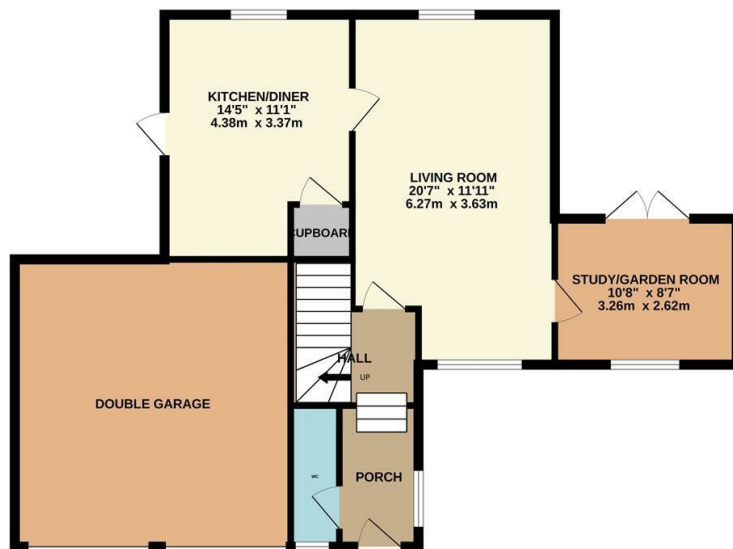
Brigstock is conveniently situated for easy access to the major road network links of the A14, A1 and the train station is in Corby approximately 15 minutes drive.



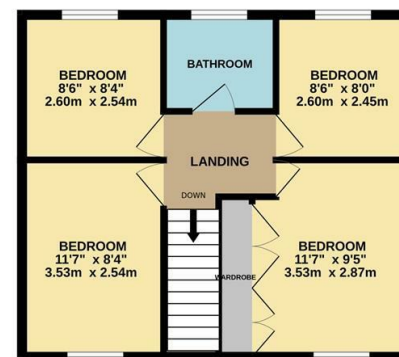




GROUND FLOOR  
873 sq.ft. (81.1 sq.m.) approx.



1ST FLOOR  
462 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA : 1335 sq.ft. (124.1 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.  
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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>	<b>58</b>	<b>75</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	





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