



16 Eastfield Road, Brixworth, Northampton, NN6 9ED
£365,000 Freehold

Located within the popular village of Brixworth is this four bedroom semi detached family home, approximately 1596 SQUARE FEET in size. After being extended by current vendors this property now offers flexible living accommodation comprising entrance hall, utility room, living room, dining room and separate playroom. There are also three double bedrooms and a family bathroom located on the ground floor whilst the first floor has a further double bedroom and a shower room. Externally the property has an enclosed westerly facing rear garden with various seating and lawned areas. To the front there is off road parking for four cars. Viewing is recommended to appreciate the space the property offers. EPC Rating C. Council Tax Band B.

Extended Dormer Bungalow | Four Double Bedrooms | Close To Local Amenities | Off Road Parking For Four Cars | Versatile accommodation | West Facing Garden

modern marketing · traditional values

ENTRANCE

Via composite door.

HALL

Radiator. Stairs rising to first floor landing. Doors to rooms .

LIVING ROOM 5.59m x 4.62m (18'4 x 15'2)

uPVC double glazed French door into garden. Radiator. Television point. Spotlights to ceiling. French doors into kitchen. Opening to dining room.

DINING ROOM 5.59m x 2.29m (18'4 x 7'6)

uPVC double glazed window to front elevation. Radiator. Television point. Opening to playroom.

PLAYROOM

uPVC double glazed sliding doors into garden. Television point. In built wall storage.

KITCHEN 6.15m x 3.02m (20'2 x 9'11)

uPVC double glazed window to rear elevation. Double glazed Velux window. Radiator. Fitted with a range of wall mounted and base levelled cupboards and drawer units with counter over. Five rings gas hob with extractor over. Oven. Space and plumbing for dishwasher. Space for under counter fridge . Tiled splash backs. Storage cupboard. One and a half bowl stainless steel sink unit with drainer and mixer tap over.

UTILITY

Radiator. Stainless steel sink with drainer and mixer tap over. Space and plumbing for washing machine and tumble dryer. Fitted with a range of wall mounted and base levelled units with wooden counter over.

BEDROOM TWO 3.30m x 2.97m (10'10 x 9'9)

uPVC double glazed window to front elevation. Radiator.

BEDROOM THREE 3.30m x 2.97m (10'10 x 9'9)

uPVC double glazed window to side elevation. Radiator.

BEDROOM FOUR 3.30m x 3.02m (10'10 x 9'11)

uPVC double glazed window to front elevation. Radiator.

BATHROOM 2.13m x 3.02m (7 x 9'11)

Heated towel rail. Comprising low level WC, panelled bath with mixer tap over, double shower unit, and pedestal wash hand basin. Extractor fan. Spotlights to ceiling.

LANDING

Velux window to front elevation. Doors to rooms.

BEDROOM ONE 3.81m x 4.88m (12'6 x 16)

uPVC double glazed window to rear elevation. Radiator. Access to eaves storage. Television point.

SHOWER ROOM 3.23m x 2.16m (10'7 x 7'1)

Velux window to rear elevation. Comprising low level WC, pedestal wash hand basin and shower unit. Eaves storage.

OUTSIDE

FRONT

Slate driveway with off road parking for four cars. Low level brick wall enclosing a lawn area and patio leading to front door.

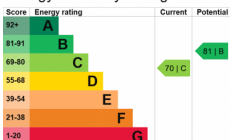
REAR GARDEN

Patio seating area. Mainly laid to lawn. Enclosed by timber fencing. Side access.

DRAFT DETAILS

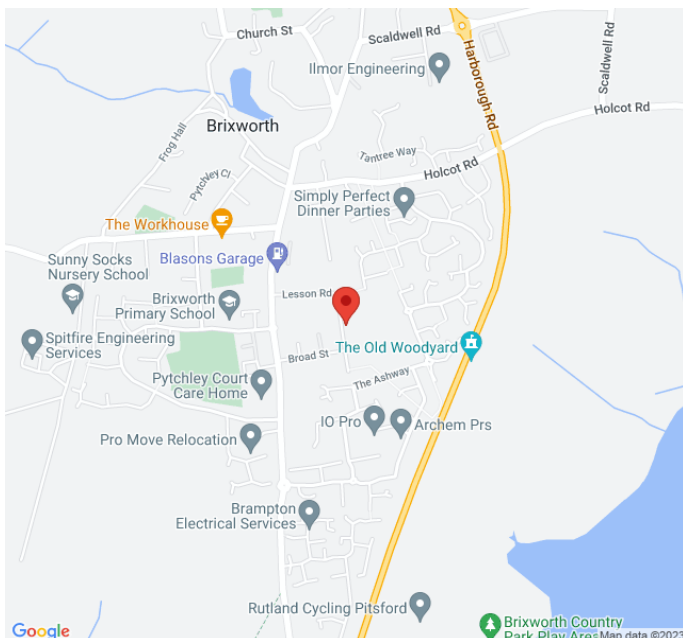
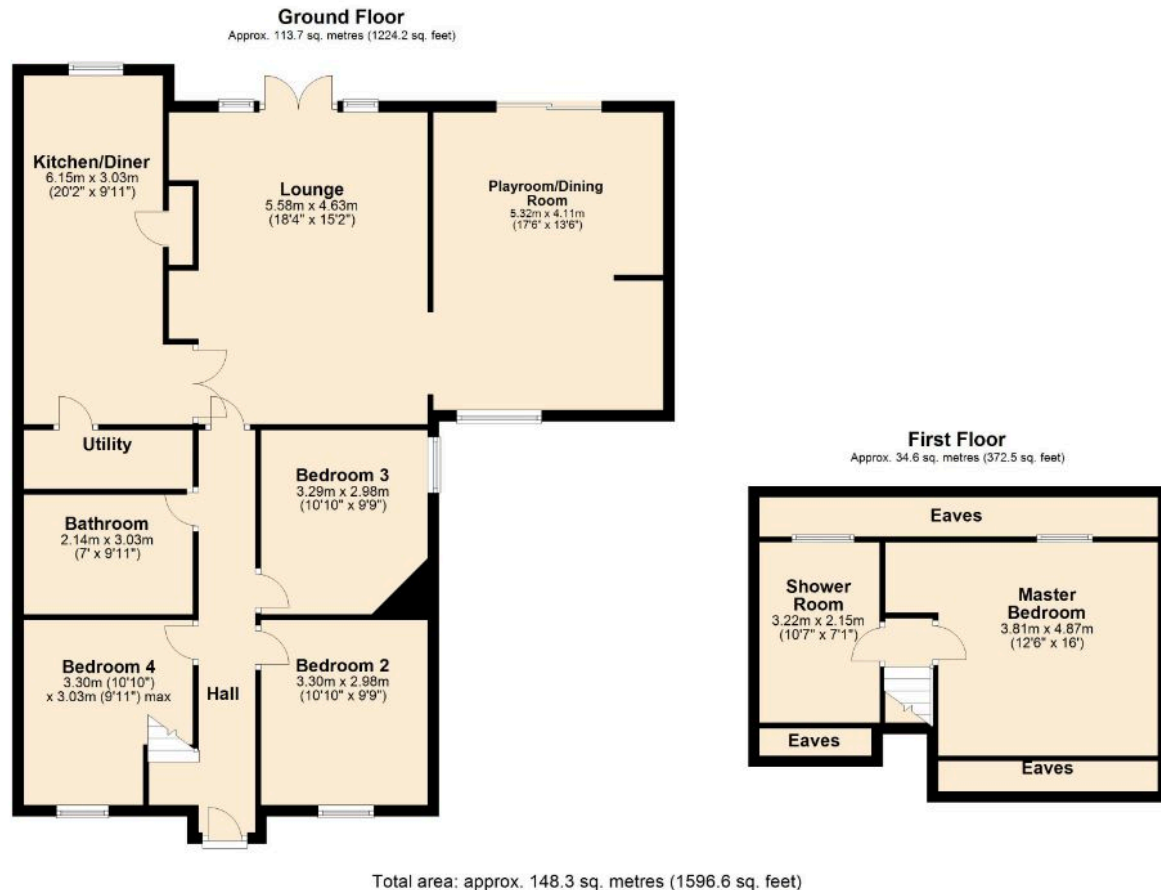
At the time of print, these particulars are awaiting Vendor(s) approval.

Energy Efficiency Rating



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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LOCAL AREA INFORMATION

Brixworth is a large village located approximately 5 miles to the north of Northampton. It is popular with commuters because of the A14 J2 lying just three miles away, providing the main route to the east coast as well as links to the M1 and M6 motorways via Catthorpe Interchange. In addition, the A508 runs alongside the village providing access to both Market Harborough and Northampton each of which have mainline train stations. The historic village centre itself boasts one of the oldest and most complete Saxon churches in the country, as well as numerous amenities including pharmacy, general stores, post office, library, butcher, hairdressers, public houses, cafe, restaurants and take away food retailers. The village also has several pre-school and nursery facilities as well as its own primary school from which pupils transfer to either Moulton or Guilsborough for secondary education. Finally, Brixworth Country Park, developed from Millennium Commission funding, is a gateway to Pitsford Water.

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