



15 The Ashway, Brixworth, Northampton, NN6 9TZ
£350,000 Freehold

Available with no onward chain is this detached four bedroom family home built by Messrs Bryant Homes to their popular Victoria design. The property benefits from uPVC double glazing and boiler. The accommodation comprises entrance hall, cloakroom, WC, kitchen which adjoins the separate dining room and utility room on the ground floor. To the first floor, bedroom one has built in wardrobes and an en-suite, three further bedrooms and a family bathroom. Outside the front offers off road parking for three vehicles leading to the attached garage with power and light connected. The rear garden is enclosed with a variety of mature shrubs and trees to the borders, lawn and patio stretching the width of the plot. Viewing advised to appreciate the size and potential of this family home. EPC Rating: C. Council Tax Band E.

**Detached Family Home | Separate Reception Rooms | Four Bedrooms, Two Bathrooms |
Garage & Gardens | Scope For Extension | No Onward Chain**

modern marketing · traditional values

ENTRANCE HALL

Entrance via front door. Radiator. Laminate flooring. Stairs rising to first floor landing with understairs storage cupboard.

CLOAKROOM 1.91m x 0.74m (6'3 x 2'5)

Obscure double glazed window to front elevation. Radiator. Low level WC and wash hand basin.

LOUNGE 4.04m x 4.19m (13'3 x 13'9)

Double glazed bay window to front elevation. Two double glazed windows to side elevation. Fireplace with wooden surround and marble style hearth. Coving to ceiling. Dado rail.

DINING ROOM 2.84m x 2.67m (9'4 x 8'9)

Double glazed French doors with windows either side to rear elevation. Dado rail. Coving to ceiling.

KITCHEN 2.84m x 3.58m (9'4 x 11'9)

Window to rear elevation. Fitted with a range of wall, base and drawer units with work surfaces over. One and a half bowl sink and drainer unit with mixer tap over. Built in oven, hob. Space for dishwasher and fridge / freezer.

UTILITY ROOM 2.03m x 1.40m (6'8 x 4'7)

Wall and base units with work surface over. Stainless steel sink unit. Space for fridge. Wall mounted boiler. Double glazed door to side elevation.

LANDING

Cupboard housing hot water tank. Access to loft storage space.

BEDROOM ONE 3.66m x 3.66m (12'0 x 12'0)

Double glazed windows to front and side elevations. Radiator. Two built in wardrobes. Coving to ceiling. Picture rail.

EN-SUITE 2.03m x 1.40m (6'8 x 4'7)

Obscure double glazed window to side elevation. Radiator. Suite comprising shower cubicle with wall mounted shower, low level WC and wash hand basin. Tiling to dado height.

BEDROOM TWO 2.92m x 2.92m (9'7 x 9'7)

Double glazed window to rear elevation. Radiator. Double wardrobe. Coving to ceiling.

BEDROOM THREE 2.84m x 3.45m max (9'4 x 11'4 max)

Double glazed window to rear elevation. Radiator. Eaves storage.

BEDROOM FOUR 2.03m x 3.45m max (6'8 x 11'4 max)

Double glazed window to front elevation.

BATHROOM 2.11m x 2.01m (6'11 x 6'7)

Obscure double glazed window to rear elevation. Radiator. Suite comprising double shower cubicle with wall mounted shower, low level WC and wash hand basin.

OUTSIDE

FRONT GARDEN

A good sized frontage with tarmac driveway providing off road parking for three vehicles leading to a single garage. Remainder laid to lawn with pathway to gated side access.

GARAGE

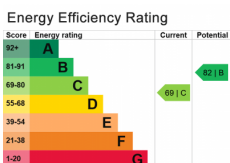
Integral garage with up and over door. Power and light connected. Door to rear garden.

REAR GARDEN

Laid to lawn with patio area and shrub borders. Enclosed by brick walling and timber panelled fencing. Courtesy door to garage.

DRAFT DETAILS

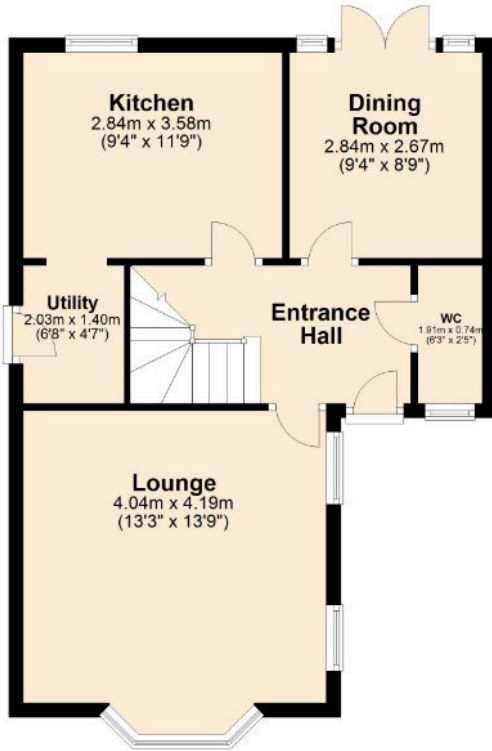
At the time of print, these particulars are awaiting approval from the Vendor(s).



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.

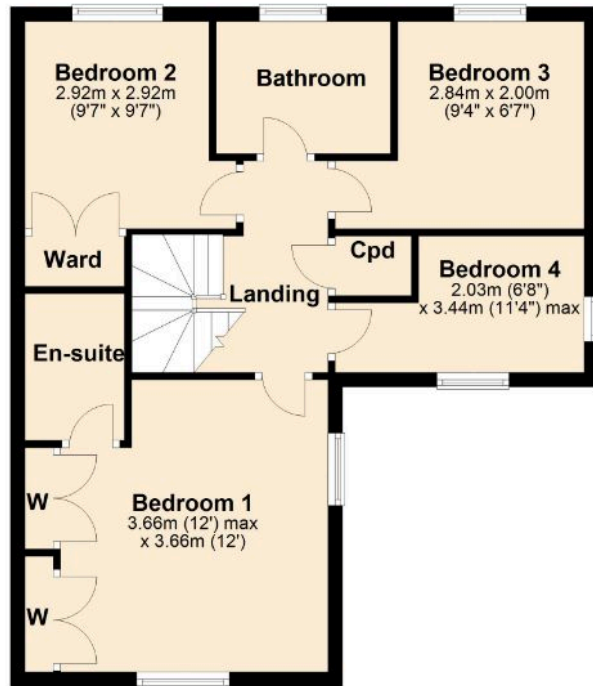
Ground Floor

Approx. 48.3 sq. metres (519.5 sq. feet)

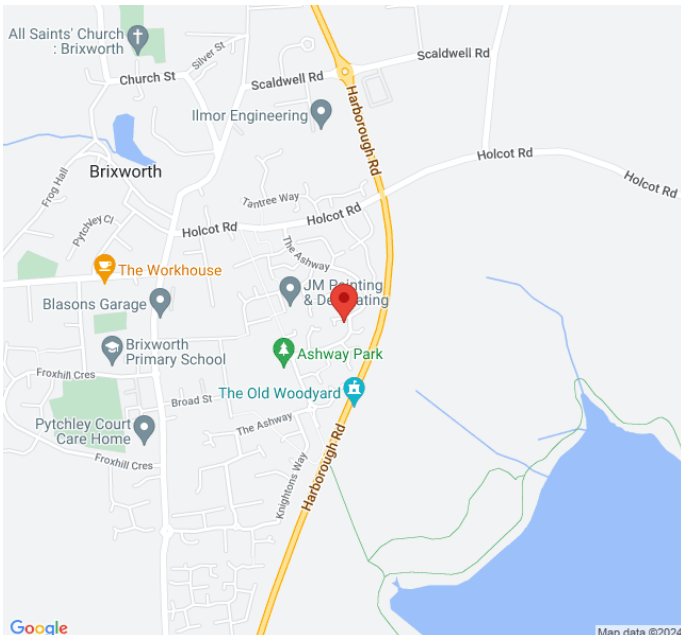


First Floor

Approx. 55.7 sq. metres (599.2 sq. feet)



Total area: approx. 103.9 sq. metres (1118.7 sq. feet)



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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