



16 The Slip, Brixworth, Northampton, NN6 9HS
£335,000 Freehold

This four-bedroom detached residence, beautifully presented and renovated by its current owners, located in the the desirable area of Brixworth and surrounded by it's many amenities. The accommodation, briefly comprising an entrance hall, lounge, and a spacious kitchen/dining room with a central island and downstairs WC, has been thoughtfully designed. The first floor hosts four bedrooms and a tastefully refitted shower room. The southerly facing landscaped rear garden is a haven, featuring a generous paved patio area and a lawn. Adding to the appeal, a block-paved driveway at the front accommodates off-road parking for three vehicles with gated access to further hardstanding and leading to the detached garage. EPC Rating: TBC. Council Tax Band: D.

Detached Family Home | Beautifully Presented | Refurbished By Current Owners | Four Bedrooms | Garage & Driveway | Popular Brixworth Location

modern marketing · traditional values

ENTRANCE HALL

uPVC double glazed entrance door. Radiator. Coving. Understairs storage cupboard. Staircase rising to first floor landing. Door to:

WC

uPVC double glazed window to side elevation. Low level WC and wash hand basin with mixer tap and storage under.

LOUNGE 4.80m x 3.58m (15'9 x 11'9)

uPVC double glazed window to front elevation. Radiator. Gas fire with surround and tiled inset. Coving. Door to:

KITCHEN/DINING ROOM 3.89m x 5.49m (12'9 x 18'0)

uPVC double glazed window to rear elevation. uPVC double glazed French doors to rear elevation. Radiator. Coving. One and half bowl sink and drainer with mixer tap. Central island provides further storage and the perfect breakfast area. Cupboard with plumbing for washing machine. There is an integrated dishwasher and further space for white goods. Comfortable dining area providing the perfect entertaining space and modern panelling to splash back areas. Laminate flooring. Door to utility cupboard.

FIRST FLOOR LANDING

Access to loft space. Storage cupboard. Doors to:

BEDROOM ONE 4.19m x 2.64m (13'9 x 8'8)

uPVC double glazed window to front elevation. Radiator. Integrated wardrobe.

BEDROOM TWO 3.89m x 2.64m (12'9 x 8'8)

uPVC double glazed window to front elevation. Radiator. Integrated wardrobe.

BEDROOM THREE 2.44m x 2.77m (8'0 x 9'1)

uPVC double glazed window to rear elevation. Radiator.

BEDROOM FOUR 3.10m x 2.79m (10'2 x 9'2)

uPVC double glazed window to front elevation. Radiator.

SHOWER ROOM

uPVC obscure double glazed window to side elevation. Fitted suite comprising double shower with shower screen, dual flush WC and wash hand basin with mixer tap. Tiling to splash back areas. Heated towel rail.

OUTSIDE

FRONT GARDEN

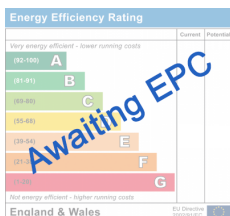
Open plan frontage which is partially laid to lawn with slate chip border to the block paved driveway for three cars. Double timber gates give side access and lead to garage.

REAR GARDEN

Southerly facing. Landscaped rear garden enjoying a generous paved patio area with lawn beyond. There is also a raised decked patio area. Outside tap. Detached brick built garage with double opening timber doors. Storage to the side with high level double timber gates giving good privacy. Enclosed by timber fencing.

DRAFT DETAILS

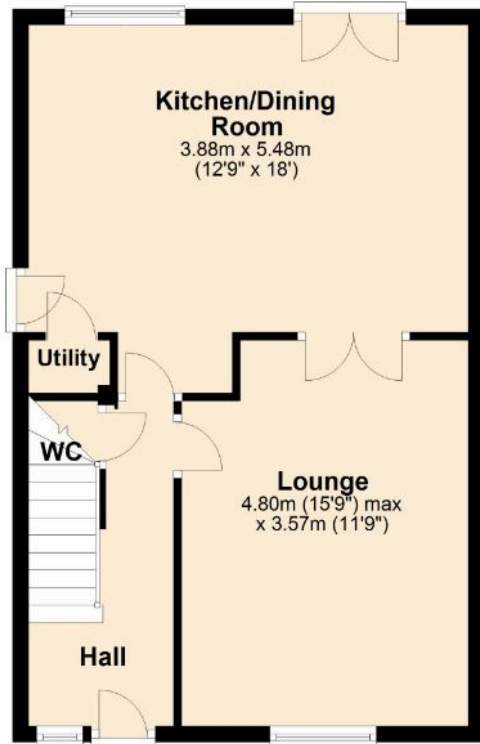
At the time of print, these particulars are awaiting approval from the Vendor(s).



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. 47.8 sq. metres (514.6 sq. feet)

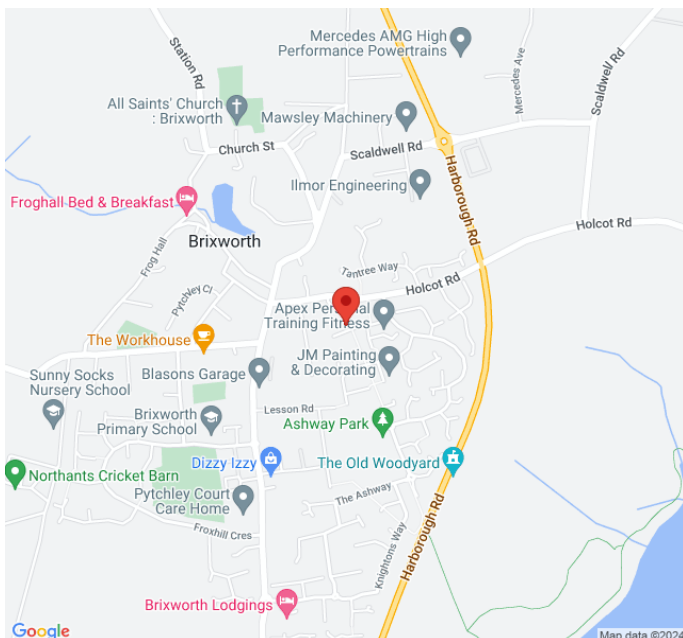


First Floor

Approx. 47.5 sq. metres (511.7 sq. feet)



Total area: approx. 95.3 sq. metres (1026.3 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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