



**16 Blackthorn Crescent, Brixworth, Northampton, NN6 9WD**  
**£325,000 Freehold**

Located on the outskirts of the popular village of Brixworth is this beautifully presented semi detached home. The property is conveniently offered to the market with no onward chain and benefits from the addition of solar panels. The accommodation is set over two floors and briefly comprises entrance hall, lounge, spacious kitchen/dining room and a downstairs WC. To the first floor are three bedrooms with the primary benefitting from an en-suite shower room and further family bathroom. The southerly facing rear garden is mainly laid to lawn with a patio area, perfect for making the most of the sun and entertaining, plus a bespoke summerhouse which has been insulated and has electric connected. The front garden is also laid to lawn with flower beds and a paved driveway to the side, providing parking for two vehicles. EPC Rating: B Council Tax Band: C.

**Popular Village Location | Beautifully Presented | En-Suite To Primary Bedroom | South Facing Garden | Downstairs WC | No Onward Chain**

**modern marketing · traditional values**

### ENTRANCE HALL

uPVC composite entrance door. uPVC double glazed window to side elevation. Radiator. Staircase rising to first floor landing. Doors to:

### LOUNGE 4.78m x 3.00m (15'8 x 9'10)

uPVC double glazed window to front elevation. uPVC double glazed French doors to rear elevation. Radiator.

### KITCHEN/DINING ROOM 4.80m x 4.95m (15'9 x 16'3)

uPVC double glazed window to front elevation. uPVC double glazed window to rear elevation. Obscure double glazed door to rear elevation. Fitted with a range of wall and base units and drawers with work surfaces over. Integrated electric oven and gas hob with extractor over. Inset sink and drainer with mixer tap over. Space for white goods. Storage cupboard. Door to WC.

### WC

uPVC obscure double glazed window to rear elevation. Radiator. Suite comprising low level WC and pedestal wash hand basin. Tiling to splash back areas.

### FIRST FLOOR LANDING

Two uPVC double glazed windows to rear elevation. Radiator. Doors to:

### BEDROOM ONE 3.28m x 3.89m (10'9 x 12'9)

uPVC double glazed window to rear elevation. Radiator. Integrated wardrobes. Door to:

### EN-SUITE 2.11m x 1.17m (6'11 x 3'10)

uPVC obscure double glazed window to side elevation. Radiator. Three piece suite comprising fully tiled shower cubicle, low level WC and pedestal wash hand basin with mixer tap. Tiling to splash back areas.

### BEDROOM TWO 3.28m x 3.56m (10'9 x 11'8)

uPVC double glazed window to front elevation. Radiator. Airing cupboard. Access to loft space.

### BEDROOM THREE 1.93m x 2.08m (6'4 x 6'10)

uPVC double glazed window to rear elevation. Radiator.

### BATHROOM 2.08m x 1.70m (6'10 x 5'7)

uPVC double glazed window to rear elevation. Radiator. Three piece suite comprising panelled bath with mixer tap shower attachment, pedestal wash hand basin and low level WC. Tiling to splash back areas.

### OUTSIDE

#### FRONT GARDEN

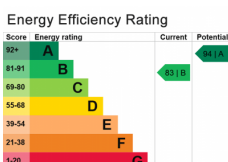
Laid to lawn with pathway leading to front door. Shrub border. Block paved driveway to the side of the property providing off road parking.

#### REAR GARDEN

Fully enclosed and enjoying a southerly aspect, the rear garden is predominantly laid to Lawn. There is a paved patio seating area with a pathway leading to a summerhouse. The summerhouse was initially designed to allow the owner to work from home and is fully insulated with electrics connected. Gated side access.

#### DRAFT DETAILS

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

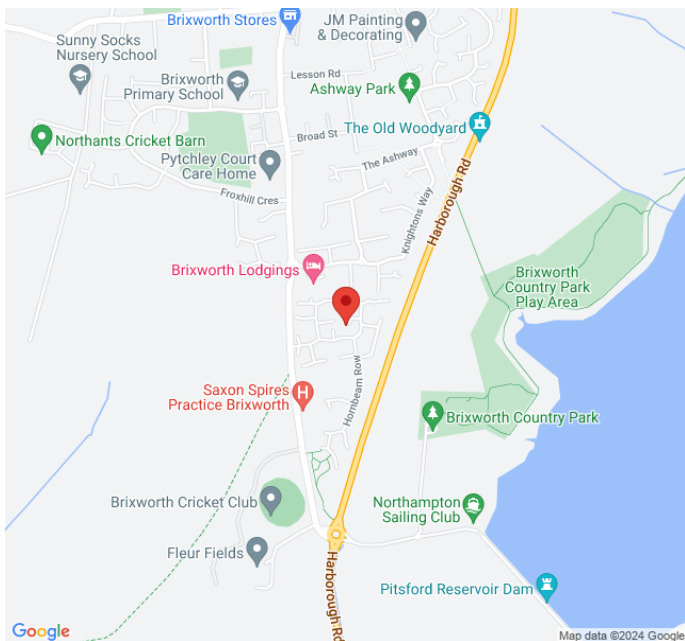


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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.

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Total area: approx. 80.1 sq. metres (861.8 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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