

The Coach House

26 Tantree Way, Brixworth, Northampton, NN6 9UQ

£600,000 Freehold



An individual detached bungalow situated near the end of a quiet cul-de-sac and just a short walk from the many village amenities.

It has adaptable accommodation that comprises an entrance hall, lounge, dining room, kitchen / breakfast room, utility room, four bedrooms, bathroom and wet room.

There is a block paved driveway, large double garage with electric doors, a good sized low maintenance garden that faces south west and a smaller courtyard garden for hanging out washing etc.

The property has uPVC double glazing, radiator heating and is offered with no onward chain.

EPC Rating D. Council Tax Band F.



ENTRANCE HALL

Entrance via front door. Window to side elevation. Two radiators. Access to loft space via drop down ladder. Airing cupboard. Wooden flooring.

SITTING ROOM 5.99m x 3.99m (19'8 x 13'1)

Windows to front and side elevations. Radiator. Brick built chimney with electric coal effect stove. Wooden flooring. Double doors to garden.

DINING ROOM 3.51m x 3.51m (11'6 x 11'6)

Two windows to front elevation. Radiator. Wooden flooring.

KITCHEN 3.51m x 2.39m (11'6 x 7'10)

Window to rear elevation. Fitted with a range of wall, base and drawer units including a plate rack and wine rack. Built in oven, combination oven, hob and extractor hood. Integrated fridge and dishwasher. One and a half bowl sink and drainer unit. Tiled splash backs. Tiled floor.

BREAKFAST ROOM 2.49m x 2.36m (8'2 x 7'9)

Window to rear elevation. Radiator. Tiled floor.

UTILITY ROOM 2.36m x 3.51m (7'9 x 11'6)

Window to rear elevation. Radiator. Fitted with a range of wall and base units. Stainless steel sink unit. Space for washing machine and tumble dryer. Tiled splash backs. Tiled floor. Door to side elevation. Door to garage.

BEDROOM ONE 3.99m x 3.51m (13'1 x 11'6)

Window to side elevation. Radiator. Built in wardrobes. Wash hand basin.

EN-SUITE WET ROOM 1.70m x 1.96m (5'7 x 6'5)

Window to side elevation. Radiator. Shower and WC. Tiled splash backs.

BEDROOM TWO 3.15m x 3.20m (10'4 x 10'6)

Window to side elevation. Radiator. Built in wardrobes.

BEDROOM THREE 3.51m x 3.51m (11'6 x 11'6)

Window to side elevation. Radiator. Built in wardrobes.

BEDROOM FOUR / STUDY 2.69m x 3.20m (8'10 x 10'6)

Window to side elevation. Radiator.

BATHROOM 2.18m x 1.96m (7'2 x 6'5)

Window to side elevation. Radiator. Suite comprising seated bath with door, shower and shower attachment over, WC and wash hand basin. Tiled splash backs.

OUTSIDE

FRONT GARDEN

Block paved driveway for two cars. Two gated side accesses.

DOUBLE GARAGE 4.50m x 5.99m (14'9 x 19'8)

Two electric up and over doors. Power and light connected. Door to utility room.

REAR GARDEN

The main section of garden has a large paved seating area, gravel area and established borders. Electric sun blind. A second section of garden behind the kitchen is a smaller version with gravel area and established borders.

DRAFT DETAILS

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



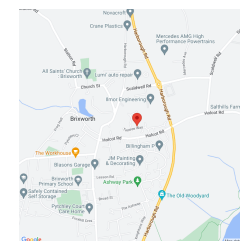
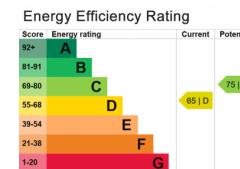


Local Area Information

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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