



Leeside, Harborough Road, Brixworth, Northamptonshire, NN6 9BX

HOWKINS &
HARRISON

Leeside, Harborough Road,
Brixworth, Northamptonshire,
NN6 9BX

Guide Price £450,000

A charming double fronted Victorian dwelling, arranged over three floors, that is being offered for sale for the first time in over 100 years having been in the ownership of the current family throughout this time, positioned in the older part of the thriving village of Brixworth.

Features

- Double fronted Victorian dwelling
- Two reception rooms
- Kitchen & cellar
- Four double bedrooms
- Bathroom
- Courtyard gardens



Location

The village of Brixworth is situated approximately seven miles north of Northampton off the A508, Market Harborough Road. This thriving village offers a range of local amenities including village shops, general stores, butchers, public houses, church, doctors' surgery, primary school, with secondary education available at Moulton. Sporting activities are well catered for with local cricket and football teams, sailing and fishing at Pitsford Water situated on the outskirts of the village. Access to the A14, A1/M1 link is approximately five miles in distance. There is a train service from Northampton station to London Euston which takes approximately one hour as well as a train service available at Kettering, approximately seven miles in distance, to London St Pancras. The historic market town of Market Harborough is approximately eleven miles in distance.

Outside

The front of the property is enclosed by a brick built boundary wall and is mainly lawned with planted borders and pathway to the front door, shared gated access to the rear courtyard at the side of the property which has two useful brick stores and a door into the kitchen.



Ground Floor

The accommodation is entered through a hardwood door with a stained leaded light window, stairs that rise to the first floor accommodation and doors off to the two reception rooms. The lounge features an open stone built fireplace with display alcoves and cupboards either side. The dining room has a wall mounted gas fire and door down to a useful cellar. The kitchen has cabinets, working surfaces incorporating a sink unit, space for cooker, plumbing for washing machine and pantry with a door giving access to the rear courtyard.

First Floor

The first floor landing has an airing cupboard with water cylinder and Baxi gas fired boiler, there are two double bedrooms, one of which has a built in cupboard, and a family bathroom comprising of a bath with shower over, wash hand basin and WC.

Second Floor

The second floor has a landing eaves cupboard, two further double bedrooms, both with built in cupboards.

Viewing Arrangements

Strictly by prior appointment via the agents Howkins & Harrison. Tel: 01604-823456

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

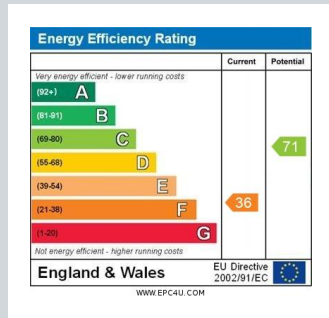
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council. Daventry Area

Tel: 0300-1267000

Council Tax Band- D



Howkins & Harrison

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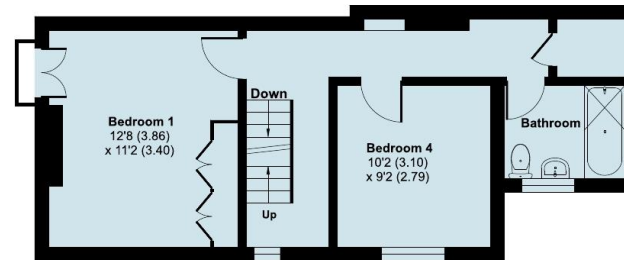
Harborough Road, Brixworth, Northampton, NN6

Approximate Area = 1319 sq ft / 122.5 sq m

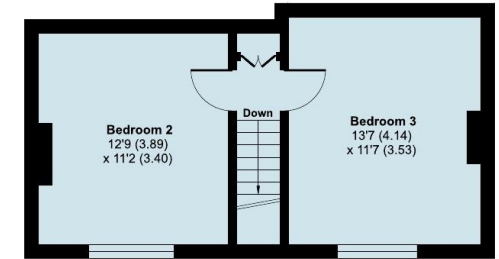
Store = 19 sq ft / 1.7 sq m

Total = 1338 sq ft / 124.2 sq m

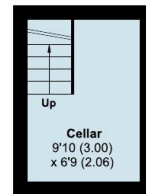
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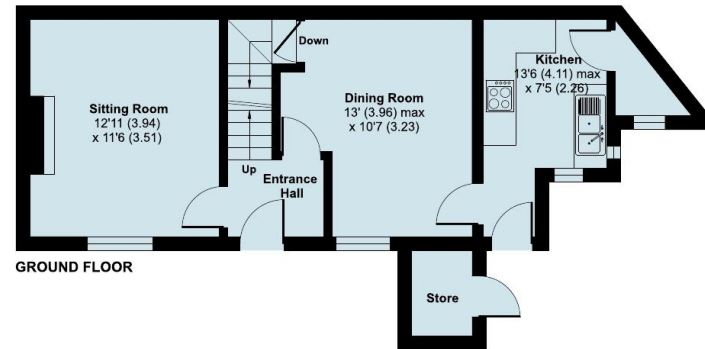
FIRST FLOOR



SECOND FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n3chem 2024. Produced for Howkins & Harrison. REF: 1154696

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.