



1 MAUNTLEY AVENUE  
BRIGSTOCK | NORTHAMPTONSHIRE

**Woodford & Co.**  
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1 MAUNTLEY AVENUE | BRIGSTOCK | NN14 3HF

A beautifully extended and updated detached house enjoying a superb corner plot,  
parking and a garage, set in a popular village.

Hall | Living Room | Dining Room | Kitchen/ Breakfast Room | Utility

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Landing | Three Bedrooms | Family Shower Room

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Garage | Driveway



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12 Market Place, Oundle, PE8 4BQ

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**The Property**

This appealing, detached house has been thoughtfully extended and updated to create a comfortable and stylish home, that enjoys its superb corner plot. The current owners have carried out a detailed program of works including a fabulous dining room extension, which overlooks the garden.

The entrance hall opens to the striking, open-plan living room, kitchen and dining space, which spans the full depth of the home. This light-filled area is ideal for both everyday family life and entertaining. A dual-sided wood burning stove creates a wonderful and cosy focal point, connecting the living and dining zones, and adding warmth and atmosphere.

The kitchen has been stylishly fitted with an extensive range of units, topped with handsome, hardwood worksurfaces with Belfast sink. Appliances include the induction hob, electric oven, integrated dishwasher and fridge. The utility room offers space for the usual appliances and has a door to the garden and another to the garage.

Stairs rise from the hall to the first-floor landing. There is access to each of the bedrooms. The main bedroom overlooks the front garden and has wardrobes built in. The second bedroom is another comfortable double room and has a view over the rear garden. The third bedroom is to the front and makes a great study, too. The well-appointed main bathroom now contains a lovely, walk-in shower, WC and wash basin.

The house sits in a nicely elevated position at the entrance to the cul de sac. There is a drive to the front, with parking and leading to the integral garage. The beautifully established gardens wrap around the house, with a fence and gate dividing the front from the rear. The back garden has a large pave patio with dwarf wall, spanning the back of the house and wrapping around the dining room, allowing one to follow the sun throughout the day and providing an excellent entertaining space. Steps lead off the patio to an upper and lower lawn, each surrounded by maturing shrubs. A attractive rockery divides the two.

This is a superb home for those seeking village life with a contemporary twist, this Brigstock property is ready to be enjoyed.

**Location**

Brigstock is a thriving village with a shop, Doctor’s surgery, primary school, public house and a cricket club. Nearby are the towns of Oundle, Kettering, and Corby, each providing good shopping and leisure facilities. Rail services to London are available from Kettering or Corby stations.

Services	Council Tax	EPC	Tenure
All mains services connected Gas-fired central heating.	Band D	Band D	Freehold, with vacant possession

**Viewings**

A pleasure, but strictly by appointment. Please contact Woodford & Co on 01832 274732 [info@woodfordandco.com](mailto:info@woodfordandco.com)





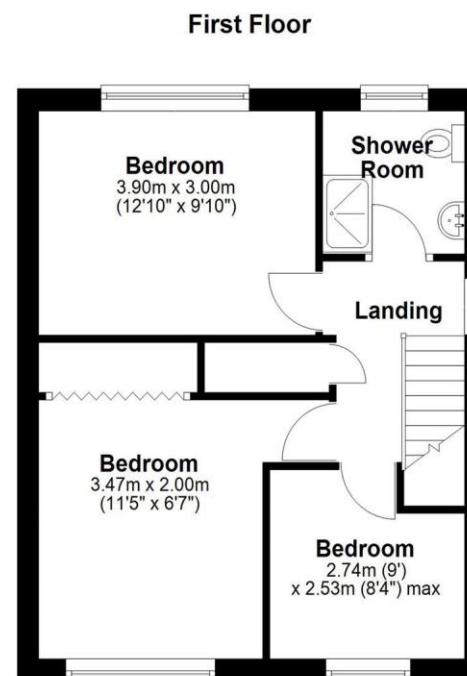
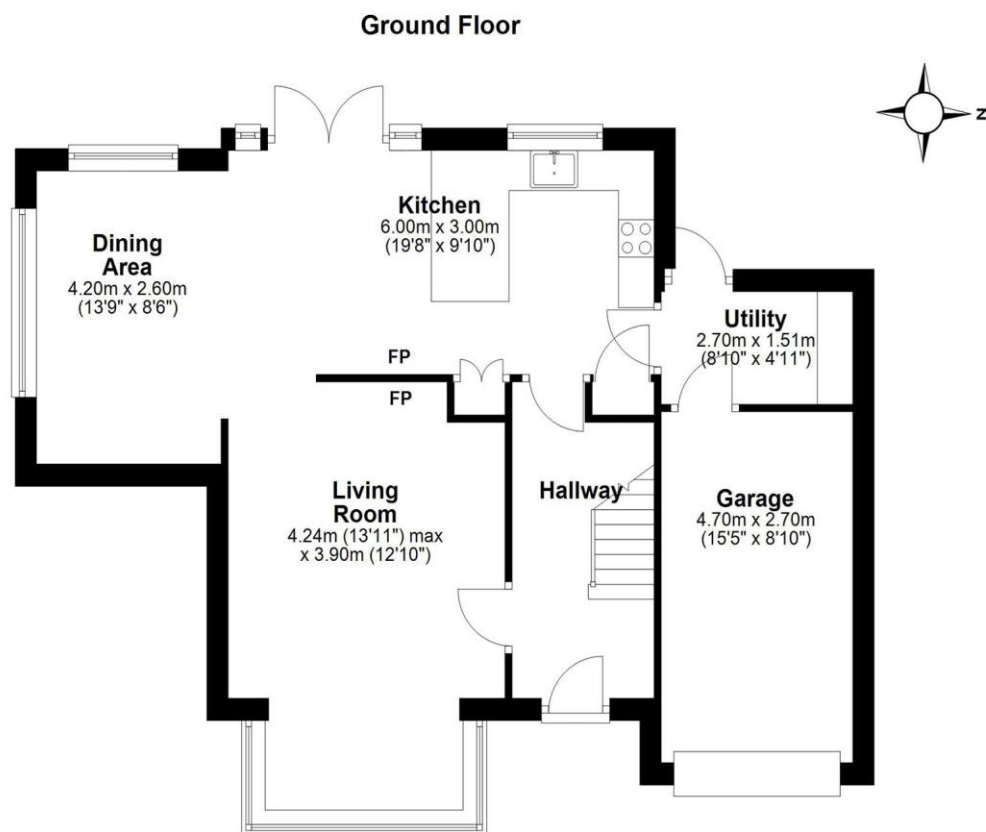












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**Total Approx Gross Internal Floor Area = 120 sq/m (1283 sq/ft)**

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