



# 71 Broadlands

Brixworth, Northamptonshire

oriordanbond  
SALES & LETTINGS



## 71 Broadlands

Brixworth  
NN6 9BH

£260,000

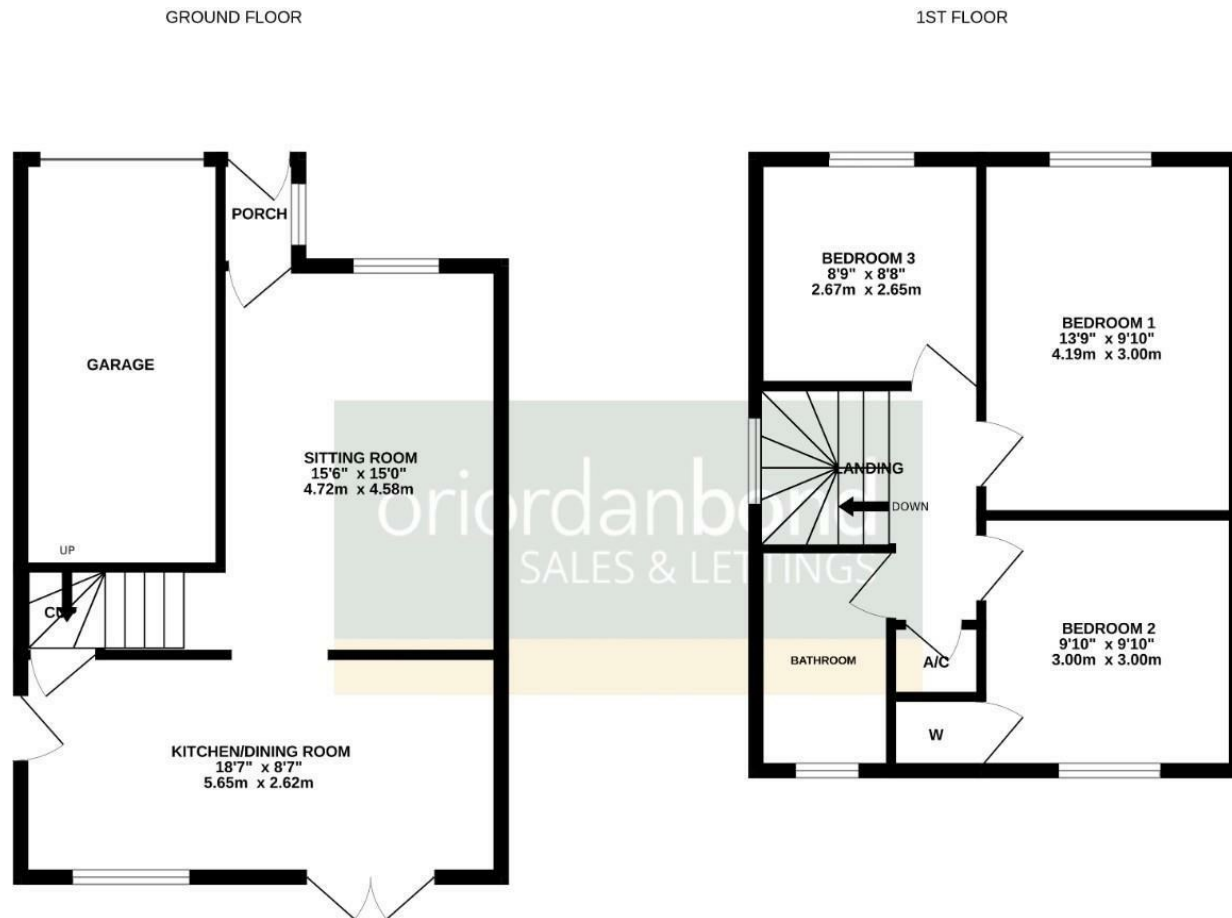
A three bedroom detached house with garage, constructed in the 1980's, on a private westerly facing plot with views over fields from the first floor. The windows are uPVC double glazed and there are uPVC fascias and soffits and gas warm air central heating. The property is situated in a cul-de-sac position on the popular Froxhill development within the thriving village of Brixworth.

Accommodation comprises entrance porch, sitting room and kitchen/dining room with double doors to the rear garden and door to the side elevation. To the first floor are three well proportioned bedrooms and a family bathroom. Outside to the front is a gravelled drive providing off road parking giving access to an integral garage. Gated pedestrian access to the side leads to the private westerly facing enclosed garden. There is gated pedestrian access to the rear of the garden giving access to a rear service road, Sunny Socks nursery and fields beyond. (B/798/M)

- Three bedroom detached home
- Kitchen/dining room
- uPVC double glazing
- Gas warm air central heating
- Private westerly facing rear garden
- Driveway and garage







TOTAL FLOOR AREA : 798sq.ft. (74.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Additional information**

- Council Tax Band: C
- Energy Efficiency Rating: D

**Viewing**

Viewing strictly by appointment – details below

**Disclaimer**

O’Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

**O’Riordan Bond Brixworth Sales**

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