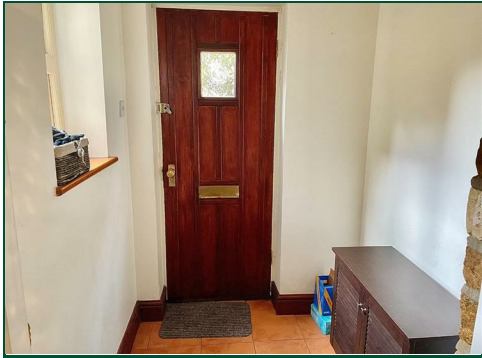




Lakeside Cottage, 22 Newlands

Brixworth, Northamptonshire

oriordanbond
SALES & LETTINGS



Lakeside Cottage, 22 Newlands

Brixworth

NN6 9DN

GUIDE PRICE £320,000

This charming three bedroom semi-detached stone cottage is situated in the heart of the conservation area of Brixworth village and offered with no onward chain. The property is not listed and benefits replacement double glazing and gas radiator heating.

Accommodation comprises entrance porch, sitting room with dual aspect and a wood burner, kitchen, dining area, first floor landing, master bedroom with en-suite shower room, two further bedrooms and a family bathroom. Outside to the rear is gated pedestrian access to the rear of the cottage. To the front elevation is a pretty garden which is laid to gravel to provide secure off road parking via a five-bar timber gate. (B/878/S)

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

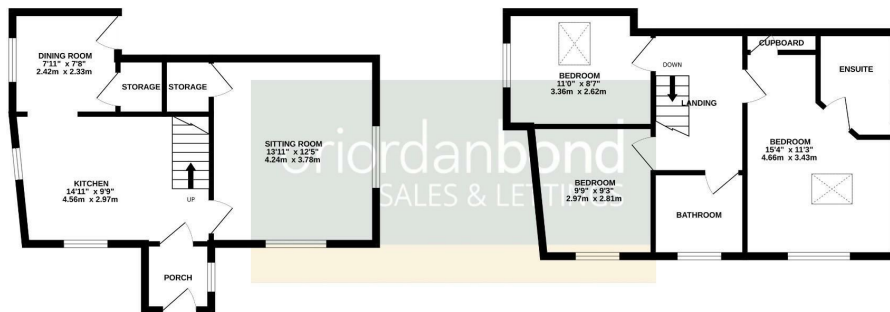
01604 880077

brixworth@oriordanbond.co.uk



GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA: 878 sq.ft. (81.6 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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