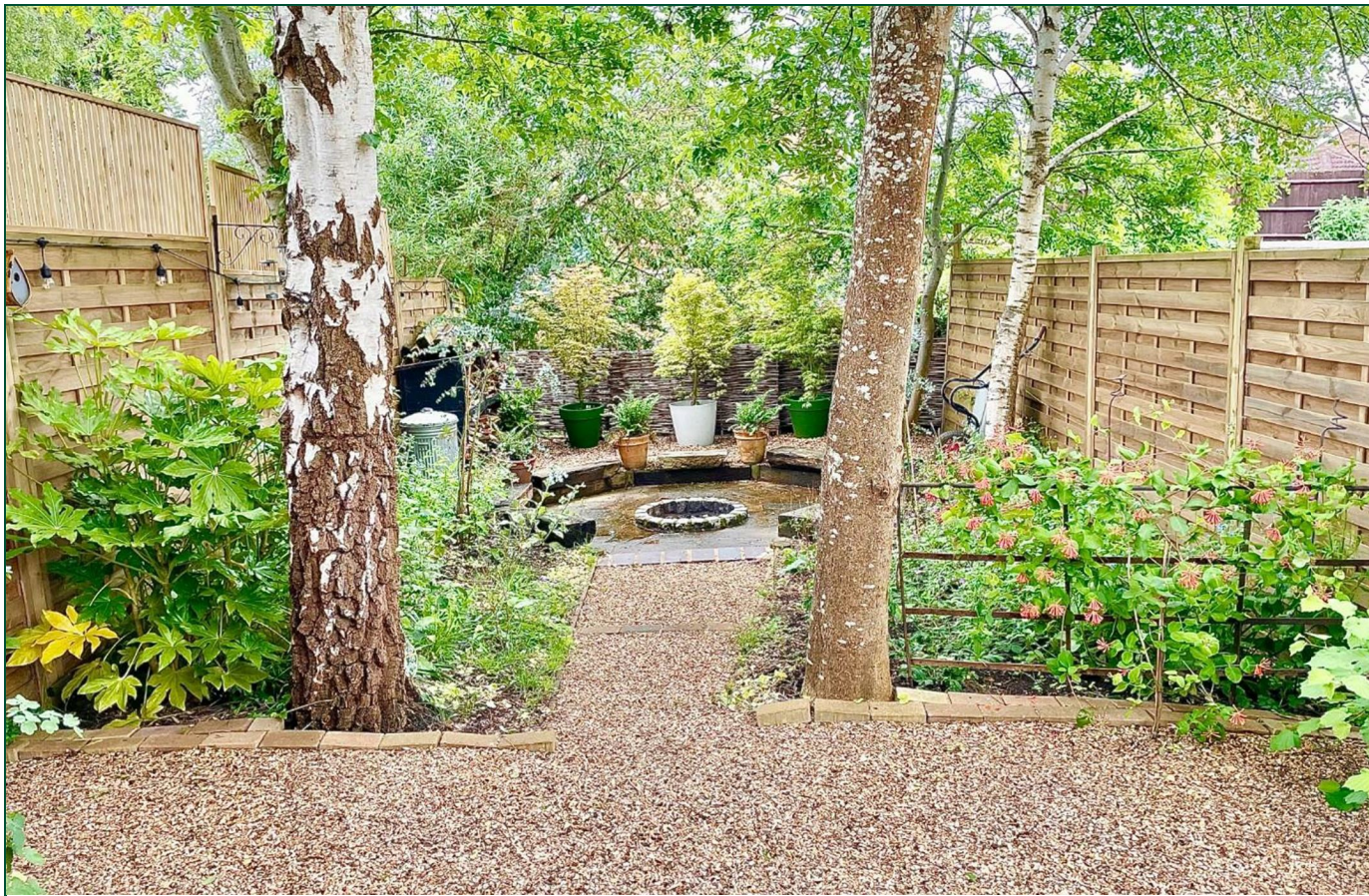




Northampton Road
Brixworth, Northamptonshire

oriordanbond
SALES & LETTINGS



Northampton Road

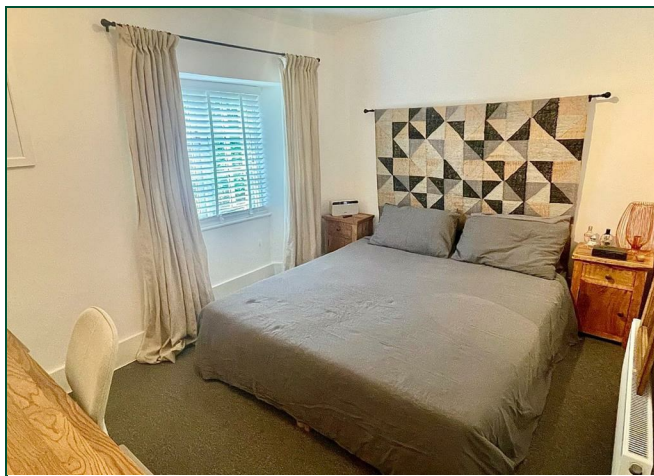
Brixworth
NN6 9DX

Price
£270,000

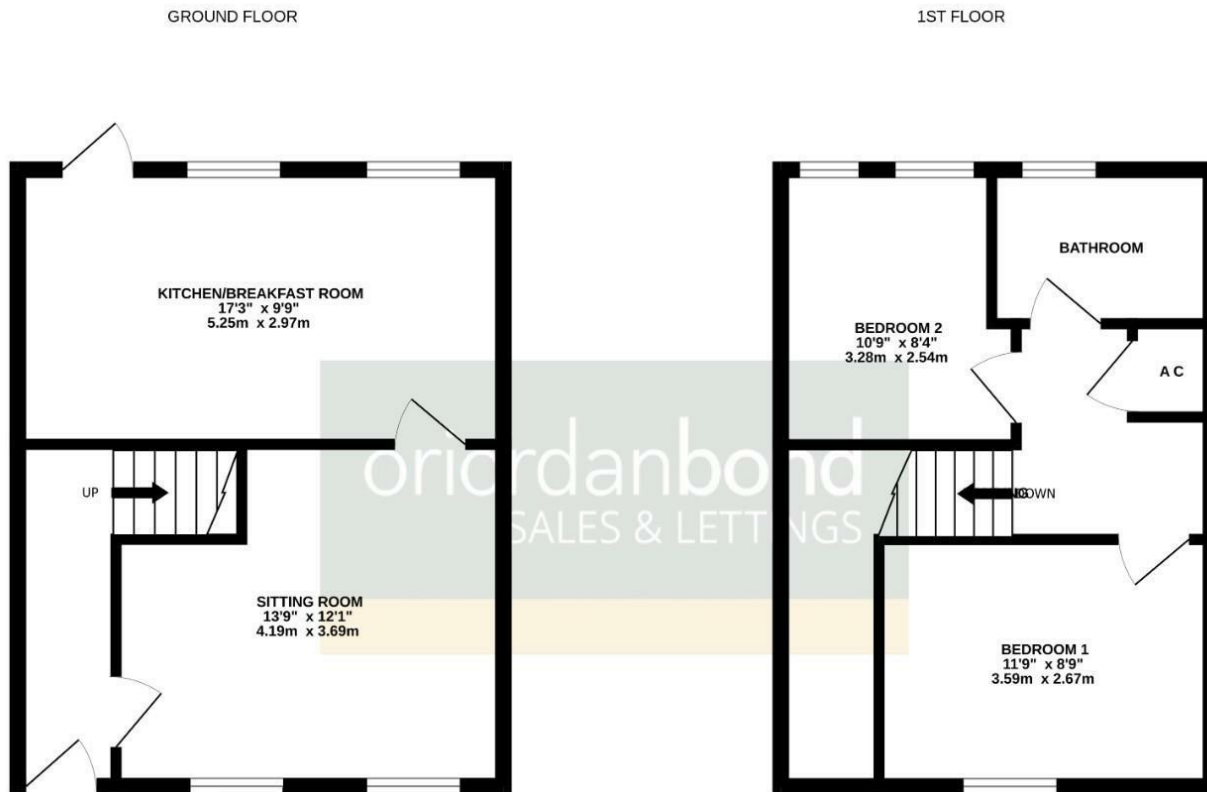
A beautifully presented two double bedroom period stone cottage under a slate roof, with a 60ft westerly facing woodland style cottage garden and off road parking, situated in the conservation area of the thriving village of Brixworth. The cottage was refurbished in 2021 and retains many period features throughout to include open fireplace, exposed stone walls, window seats and drop latch doors. There is gas radiator heating fired by a combination gas boiler.

Accommodation comprises spacious entrance hall with stairs rising to the first floor, sitting room with open fireplace, kitchen/breakfast room with breakfast bar, space for free standing appliances and a small dining table and a stable door to the rear enclosed courtyard. First floor landing with airing cupboard incorporating a radiator, two double bedrooms and a bathroom with shower over the bath. Outside, to the front is an enclosed pretty cottage garden. To the rear is an enclosed courtyard garden giving access to a red brick outbuilding which is currently being used as a utility room. There is a service road to the rear of the cottage giving access to double width off road parking, a stone outbuilding with red tiled roof, enclosed area for wheelie bins and a stunning enclosed 60ft woodland style west facing garden with a sheltered entertaining area, a sunny gravelled area and a 'Bushcraft' style area with sunken fire pit, railway sleepers for seating and surrounded by woodland planting. (A/667/L)

- Beautifully presented two bedroom cottage
- Sitting room with open fireplace
- Kitchen/breakfast room
- Gas radiator heating
- 60ft westerly facing woodland style cottage garden
- Off road parking

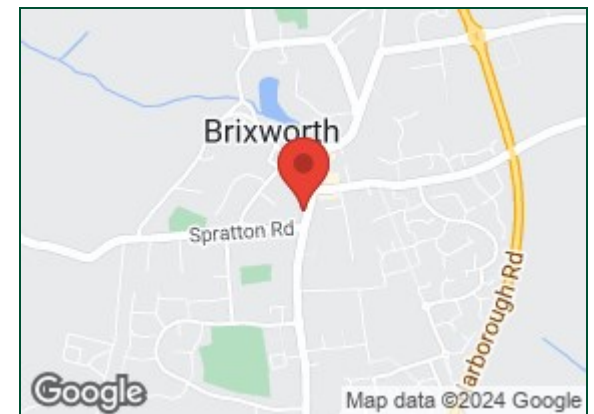






TOTAL FLOOR AREA : 667 sq.ft. (62.0 sq.m.) approx.

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: B
- 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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