



Frog Hall

Brixworth, Northamptonshire

oriordanbond
SALES & LETTINGS



Frog Hall

Brixworth
NN6 9DH

Price
£375,000

This double fronted semi-detached stone cottage, adjacent to countryside to the rear, has undergone many improvements over the last three years to include re-plastering throughout and the installation of internal wall and ceiling insulation, re-wiring throughout with new consumer unit and wired to support high heat retention, a new hot water tank, re-fitted kitchen and bathroom and new floor coverings.

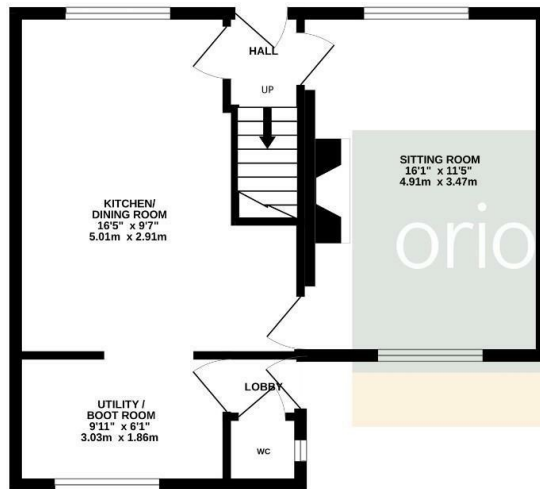
Whilst being sympathetically modernised, the owners have retained and exposed many character features to include partially exposed stone to walls, drop latch doors, window seats, feature fireplace, wood burner and exposed timber floorboards. The ceilings are higher than what you would typically expect from a period cottage with light and airy rooms throughout. The accommodation comprises entrance hall with stairs rising to the first floor landing and doors giving access to the sitting room and kitchen/dining room. The sitting room has dual aspect and a wood burner, kitchen/dining room with integrated electric oven, hob and fridge and a feature stone fireplace. There is a spacious utility/boot room with second sink, integrated dishwasher and space for free-standing washing machine and tumble dryer. A rear lobby gives access to a WC and rear garden. To the first floor are three double bedrooms and a refitted bathroom. Outside there is gated side pedestrian access to the fully enclosed rear garden with two outbuildings incorporating light and power. There is a pretty terrace area with the remainder being laid to lawn, tapering down to the rear of the garden where there is a quiet seating area enjoying views over countryside. (B/869/M)

- Three bedroom semi-detached stone cottage
- Re-fitted kitchen/dining room
- Re-fitted bathroom
- Spacious utility/boot room
- Period features throughout
- Enclosed rear garden with outbuildings

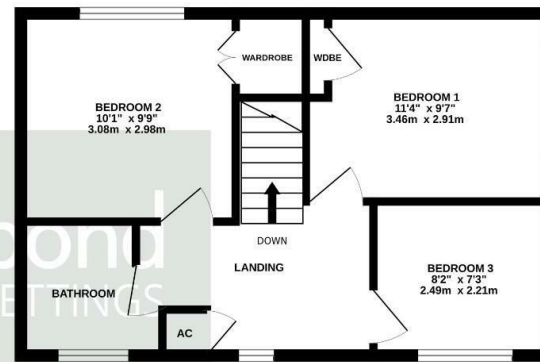




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 869 sq.ft. (80.7 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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