

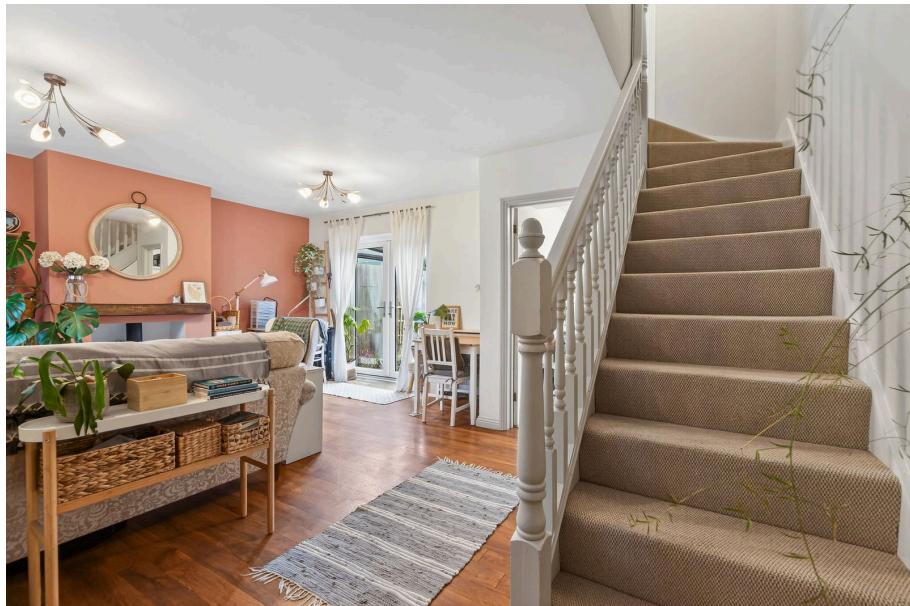


**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

Back Lane, Brigstock, NN14

"Tranquil Village Life"

 2  1  1



## "Tranquil Village Life"

This mid-terraced stone cottage is set in a very desirable location in the heart of Brigstock, with a Coop, primary school and lovely walks leading out of all entrances of the village. The property is beautifully presented and includes an entrance porch, living/dining room with wood burner and useful understairs storage and kitchen with select integrated appliances. Upstairs there are two bedrooms both with built in storage and a principal bathroom. Outside there is a shared parking area and a single garage with an up and over door. The private rear garden is South-East facing has a good size patio perfect for outdoor furniture, a small, gravelled area, shed (may be available by separate negotiation) and a planted border filled with shrubs, plantings and flowers all being well screened by a mature hedge running along the back. Call us to book a viewing today.

**Kitchen** - 3.25m x 2.06m (10'8" x 6'9")

**Living/Dining Room** - 4.5m x 5.99m (14'9" x 19'8")

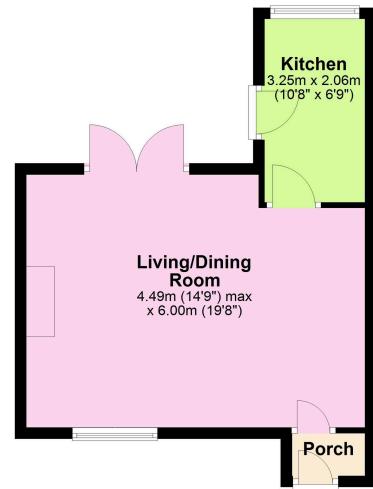
**Bedroom 1** - 4.5m x 3.12m (14'9" x 10'3")

**Bedroom 2** - 2.01m x 2.79m (6'7" x 9'2")

**Bathroom** - 2.34m x 2.03m (7'8" x 6'8")



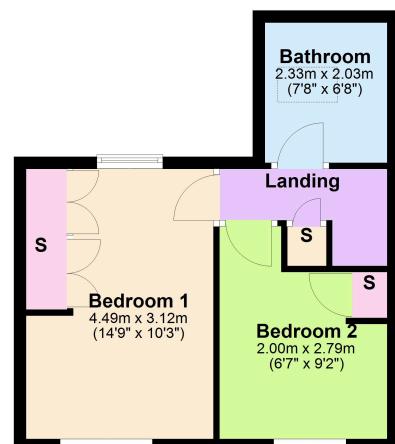
**Ground Floor**  
Approx. 33.9 sq. metres (364.8 sq. feet)



Total area: approx. 65.8 sq. metres (708.2 sq. feet)

- Open plan living/dining room
- Two generous sized bedrooms with storage
- Double glazed sealed units & Electric heating
- Parking for one car
- COUNCIL TAX: B
- Wood burner
- Modernised principal bathroom
- Single garage
- Desirable village location of Brigstock
- EPC RATING: PENDING

**First Floor**  
Approx. 31.9 sq. metres (343.5 sq. feet)



Disclaimer: These particulars do not form part of any offer or contract and should not be relied upon as statements or representations of fact. Any areas, measurements of distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive.

15-16 Market Place, Kettering,  
Northamptonshire, NN16 0AJ

