

Whilst every attempt has been made to ensure the accuracy of the floor plan and details 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 have no guarantee as to their operability or efficiency can be given. Floor plan made with Metropix 2014. Fixtures and fittings may vary at point of sale.

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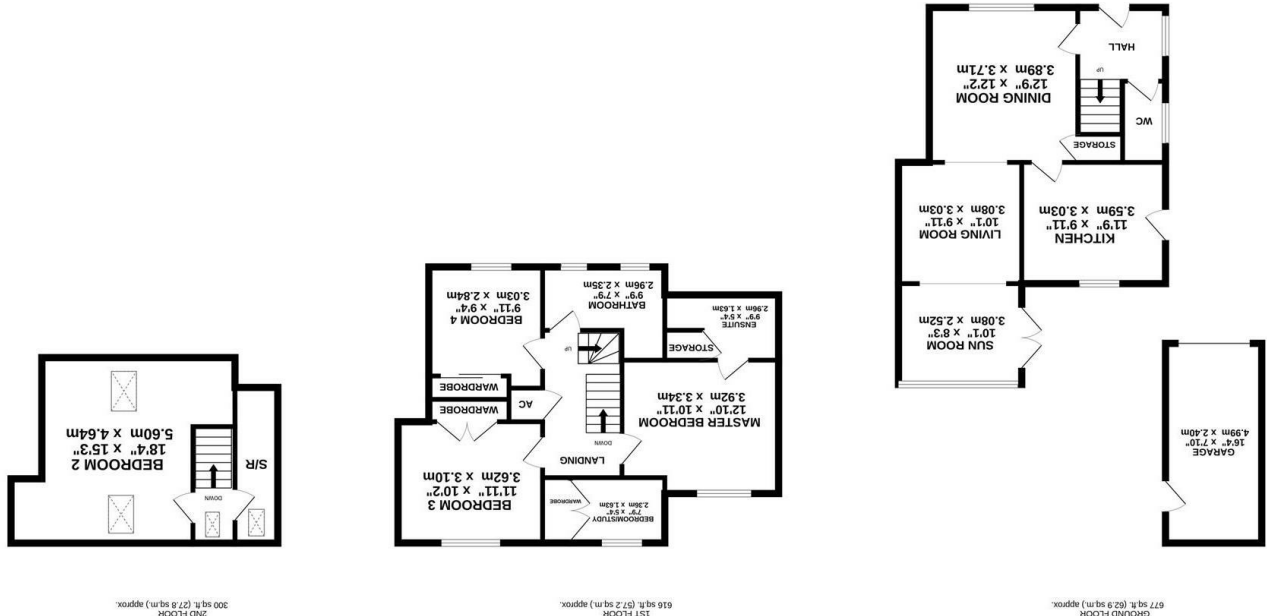
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1A SPENCER COURT
CORBY
NORTHAMPTONSHIRE
NN17 1BH

Thrapston
22 HIGH STREET
THRAPSTON
NORTHAMPTONSHIRE
NN14 4JH

Rothwell
30 HIGH STREET
ROTHWELL
NORTHAMPTONSHIRE
NN14 6BQ

Kettering
12B HORSEMARKET
KETTERING
NORTHAMPTONSHIRE
NN16 0DQ

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Made with Metropix 5/2025



32 Back Lane, Brigstock, NN14 3ER
£375,000

4 3 3

Tucked away in the popular village of Brigstock, this attractive stone-built home offers four/five generously sized bedrooms and has been thoughtfully updated and extended by the current owners. Recent improvements include a bright sun room extension, a loft conversion, and modern finishes throughout. Inside, the property provides plenty of flexible space with three reception rooms, a modern kitchen, guest WC, four/five bedrooms, an en-suite shower room, a top floor shower room, and a separate family bathroom. Outside, there's a well-maintained rear garden, off-road parking, and a single garage with power and lighting.

As you step inside, you're welcomed by a hallway with space for coats and shoes, and easy access to the downstairs WC. The dining room—originally the main sitting room—is a great size and leads into the kitchen. It also opens into the living room, giving the ground floor a light and open feel. From here, a second opening leads into the sun room extension, which offers even more space for relaxing or dining. The kitchen is fitted with a range of units and includes an integrated oven, hob, and extractor fan. There's also space for additional appliances and a breakfast bar/island providing additional preparation and seating space. To the first floor, you will find majority of the bedrooms. The master bedroom includes its own en-suite with a shower, toilet, and wash basin. The family bathroom has a full three-piece suite with a bath, toilet, and sink. On the top floor is another double bedroom and a shower room—ideal for guests or families with additional living requirements. The garden is filled with mature plants and flowers, and there's a covered area that's perfect for outdoor dining or entertaining.

The property is a stones throw away to a host of local amenities; including two pubs/restaurants and a bistro, doctors surgery, Co-op, a coffee shop, Brigstock CE primary school, the village hall and a Church.

Council Tax Band: D
EPC Rating: C



Dining Room
12'9" x 12'2" (3.89 x 3.71)

Living Room
10'1" x 9'11" (3.08 x 3.03)

Sun Room
10'1" x 8'3" (3.08 x 2.52)

Kitchen
11'9" x 9'11" (3.59 x 3.03)

Garage
16'4" x 7'10" (4.99 x 2.40)

Master Bedroom
12'10" x 10'11" (3.92 x 3.34)

Ensuite
9'8" x 5'4" (2.96 x 1.63)

Bedroom Two
18'4" x 15'2" (5.60 x 4.64)

Bedroom Three
11'10" x 10'2" (3.62 x 3.10)

Bedroom Four
9'11" x 9'3" (3.03 x 2.84)

Bedroom Five/Study
7'8" x 5'4" (2.36 x 1.63)

Bathroom
9'8" x 7'8" (2.96 x 2.35)