



14 Sandlands Close
Brigstock, Northants NN14 3HL



Simpson & Partners



OFFERED WITH NO CHAIN. Situated in the heart of the sought after village of Brigstock with lovely countryside walks on your doorstep and a short walk to local shop, pubs and tea rooms, primary schooling. End terrace home requiring some updating throughout benefitting three bedrooms and good sized rear garden. Enter the property into hallway with stairs rising to the first floor and doors to: lounge/dining room with dual aspect having patio doors leading out to the rear garden, feature fireplace, door to understairs storage cupboard and door to kitchen. Kitchen is fitted with wall and base units, space for white goods and cooker and door leads through to useful utility room with door to side and further storage cupboard, worktop and wall units. Conservatory access from kitchen with patio doors to side. To the first floor are three bedrooms with built in storage to bedrooms one and two and family bathroom fitted with a four piece suite. Externally to the front is lawn front garden with gated access to rear garden. The rear garden is laid to lawn with mature trees, greenhouse and paved side access to the front. Viewing is highly recommended to appreciate the potential on offer. Council Tax Band B. Council Tax Band D.

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 1

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Price £220,000



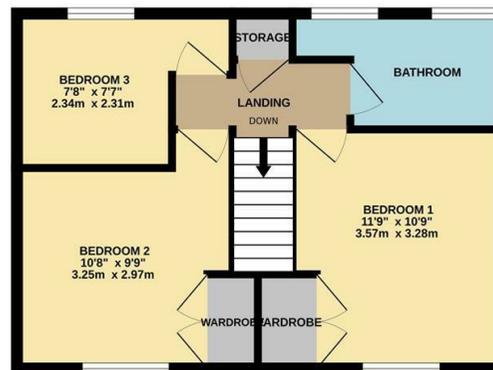
The village of Brigstock is situated close to the towns of Thrapston and Corby offering many amenities to include shops, restaurants, theatre, cinema, etc. Country walks on your doorstep and within a short walking distance to village café and local amenities to include a convenience shop, school, doctors surgery and two village pubs, a cricket club and an active village hall. There is also an annual beer festival. Brigstock is conveniently situated for easy access to the major road network links of the A14, A1 and the train station is in Corby approximately 15 minutes drive.



GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR
419 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA : 910 sq.ft. (84.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only 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 can be given.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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