



34 Lyveden Road  
Brigstock, NN14 3HE



**Simpson West**

Enjoying a prime position within the highly sought after village of Brigstock, this rarely available semi detached home occupies a generous and beautifully established plot, offering both immediate comfort and exciting future potential.

The well proportioned accommodation begins with a spacious reception hall, leading through to a charming lounge featuring an gas fireplace. The fitted kitchen offers ample storage and integrated appliances, with access to the utility area and downstairs w/c. The conservatory is access from the lounge and offers two sets of french doors that open on to the rear garden.

To the first floor are three well proportioned bedrooms, with the principal bedroom benefiting from shower facilities and a family bathroom, providing practical and flexible space for families or those working from home.

Externally, the property truly excels. The substantial rear garden is predominantly laid to lawn and complemented by a wrap around decking area, ideal for outdoor dining and summer gatherings. To the front, a block paved driveway provides off road parking for multiple vehicles. The impressive plot offers clear potential for extension or further development subject to the necessary planning permissions, presenting an exciting opportunity to enhance and add value within one of Northamptonshire's most desirable villages.

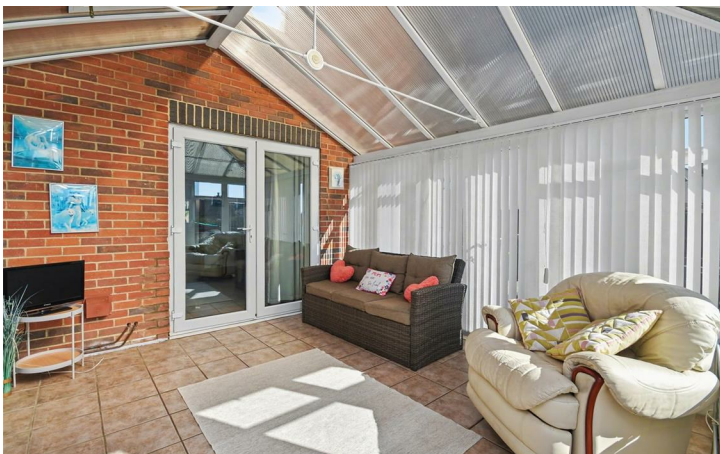
This prestigious location is particularly appealing for access to reputable schooling, the nearby market towns of Oundle and Thrapston, and the beautiful countryside that surrounds the village.

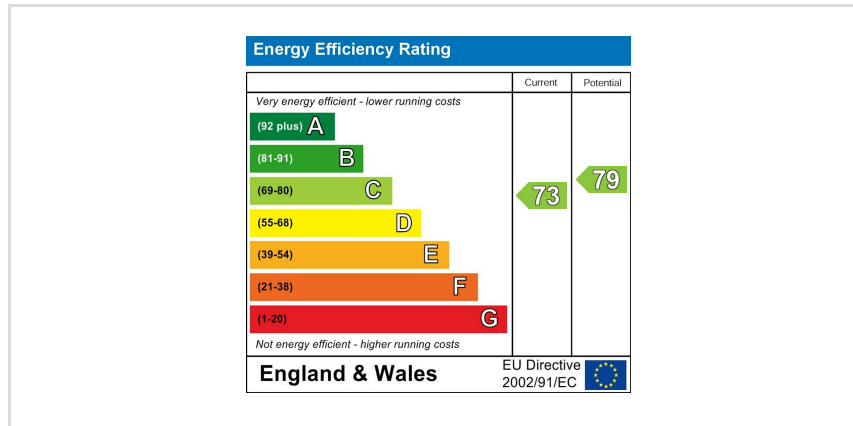
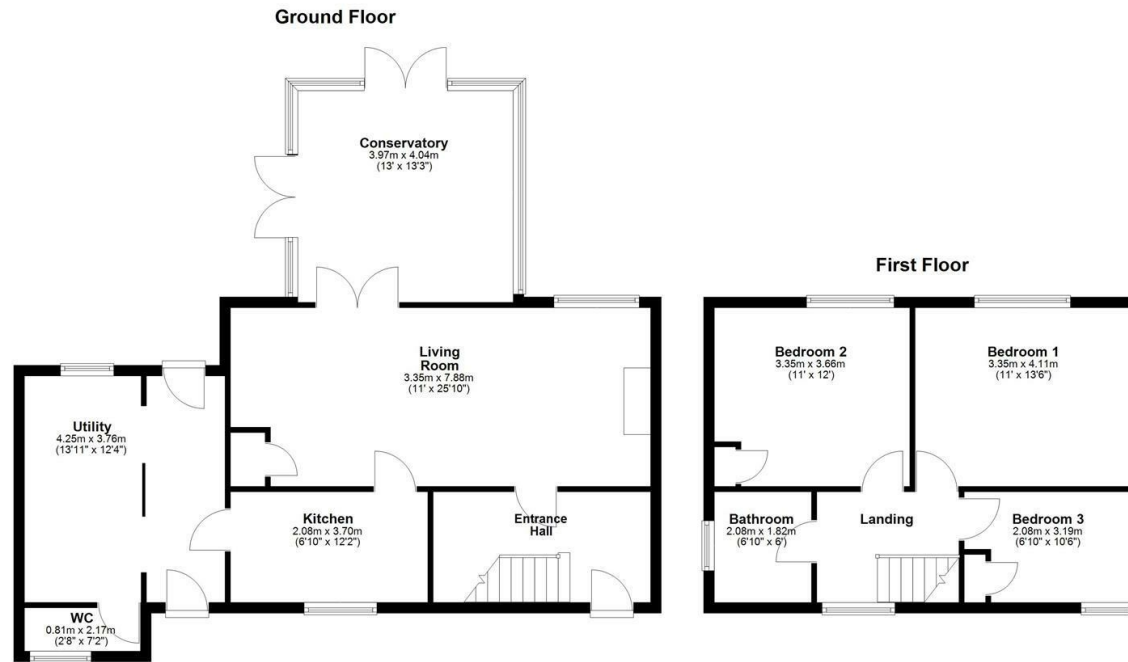
An early viewing is strongly recommended to fully appreciate the position, plot size, and future possibilities this wonderful family home presents.

Energy Rating - C  
Council Tax Band - B

£280,000

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