



**HENDERSON
CONNELLAN**
ESTATE AGENTS

Back Lane, Brigstock, NN14
"Tranquil Village Life"

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"Tranquil Village Life"

This detached stone cottage is set in a very desirable location in the heart of Brigstock, with a Co op village store, primary school and lovely rural walks. Offered to the market with no chain, this lovely interior is beautifully presented and includes an upgraded kitchen with integrated appliances, Quartz style worksurfaces and island, the living room has Oak style flooring and stairway . Upstairs there are two bedrooms both with built in storage and a principal bathroom. Outside there is paved area with small forecourt perfect for pot plants. Book your viewing today.

NB - Pursuant to the Estate Agency Act 1979 we declare that the seller is a relative of of an employee of Henderson Connellan.

Living/Dining Room - 4.7m x 3.56m (15'5" x 11'8")

Kitchen - 4.11m x 3.76m (13'6" x 12'4")

Bedroom 1 - 4.24m x 2.74m (13'11" x 9'0")

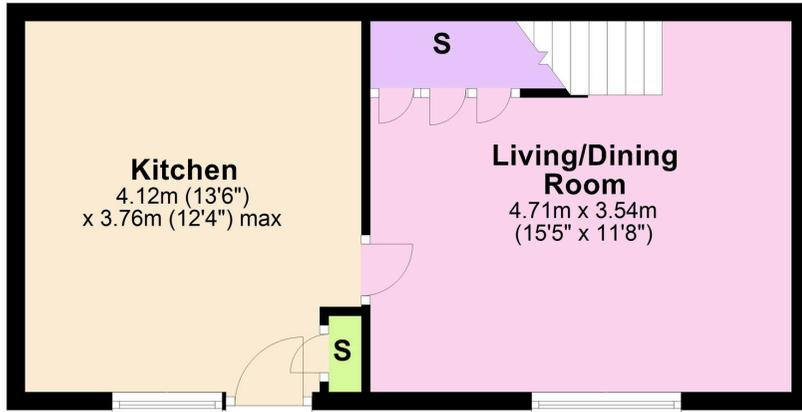
Bedroom 2 - 3.96m x 2.82m (13'0" x 9'3")

Shower Room - 2.18m x 1.85m (7'2" x 6'1")



Ground Floor

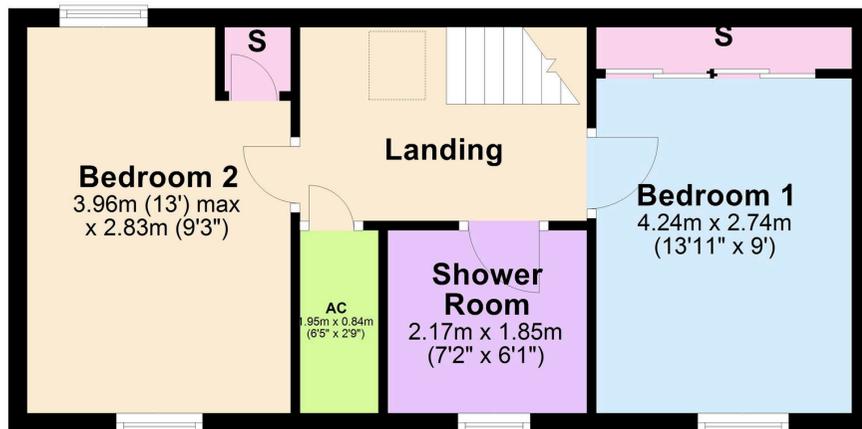
Approx. 35.9 sq. metres (386.7 sq. feet)



Total area: approx. 73.7 sq. metres (793.2 sq. feet)

First Floor

Approx. 37.9 sq. metres (408.2 sq. feet)



- No chain
- Two double bedrooms
- Double glazed windows
- Desirable location in the heart of Brigstock
- EPC RATING: F
- Detached
- Modernised throughout to a high standard
- Gas central heating
- COUNCIL TAX: D
- NB - Pursuant to the Estate Agency Act 1979 we declare that the seller is a relative of an employee of Henderson Connellan.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	38	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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

