12 Oak Row, Brixworth, NN6 9WQ

HOWKINS & HARRISON

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Guide Price: £295,000

A well-presented modern family home built by Messrs Barratt Homes, located within the popular Saxon Rise development on the outskirts of Brixworth. The property offers well-proportioned accommodation suited to modern living, together with allocated parking for two vehicles. Ideally positioned for convenience, the village provides a good range of local amenities including shops, schooling and leisure facilities, while excellent road links via the A508 give straightforward access to Northampton, Market Harborough and surrounding areas, making it a practical choice for families and commuters alike.

Features

- Modern home
- Three bedrooms
- Family bathroom
- Fitted kitchen
- Sitting room
- Downstairs WC
- Allocated parking
- Local amenities

Location

The village of Brixworth is located approximately 5–7 miles north of Northampton, just off the A508 and with easy access to the A14, providing strong connections to the *M1*, *M6* and wider motorway network. The village offers a range of local amenities including a primary school, post office, library, convenience stores, bakery, butcher, chemist, hairdressers, cafés and several pubs and restaurants. Secondary education is available nearby at Moulton and Guilsborough schools, with additional independent schooling options in surrounding villages.

Brixworth provides a variety of sporting and leisure opportunities. Local football and cricket clubs are active, while Brixworth Country Park and Pitsford Water, on the village outskirts, offer walking and cycling trails, sailing, fishing and other outdoor activities.

Transport connections are convenient, with mainline rail services from Northampton to London Euston, and additional services from Kettering, Market Harborough and Wellingborough to London St Pancras and the Midlands. The historic market town of Market Harborough is approximately 8–11 miles north, providing further shopping, dining and leisure options. Brixworth combines a well-serviced village location with easy access to nearby towns, transport links, and countryside amenities.

Ground Floor

The property opens into an entrance hall providing access to all principal ground floor rooms, including a downstairs WC and stairs to the first floor. The fitted kitchen offers a range of base and wall units, housing the gas-fired boiler and complemented by work surfaces with a stainless-steel sink. There is an electric oven, gas hob with extractor over, space and plumbing for a washing machine, along with room for a freestanding fridge/freezer. The sitting room is well proportioned and benefits from an understairs cupboard and an additional large storage cupboard. A bay extension to the rear features French-style uPVC doors opening onto the garden, providing good natural light and direct outdoor access.

First Floor

There are three bedrooms, with the principal bedroom benefiting from a built-in storage cupboard. The family bathroom is fitted with a bath with shower over, WC and wash hand basin.

Outside

To the front of the property, a paved pathway leads to the entrance and continues to gated side access. The front garden is mainly laid to lawn and enclosed by hedging. The property benefits from two allocated parking spaces. The rear garden, which is private and not overlooked, features a paved patio seating area with the remainder laid to lawn, enclosed by fence panelling.

Viewing
Strictly by prior appointment via the agents. Tel -01604 823456.

Fixtures and Fittings
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Agents notes
Some images have been virtually staged to show potential furniture layout and room use.

Local Authority
West Northamptonshire Council. Daventry Area.
Tel: 0300-1267000
Council Tax Band - B

EPC - TBC

Total area: approx. 64.6 sq. metres (695.1 sq. feet)

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.

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