

**7 Newlands
Brixworth
NORTHAMPTON
NN6 9DN**

Offers Over £400,000



**HORTS
SOLD**

- PERIOD PROPERTY
- FOUR BEDROOMS
- WOOD BURNING STOVE
- SOUGHT AFTER VILLAGE
- CONSERVATION AREA
- OPEN PLAN KITCHEN/DINER
- COURT YARD GARDEN
- ENERGY EFFICIENCY RATING: TBC

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A stunning three storey period property, ideally located within the conservation area of the highly sought-after village of Brixworth.

The accommodation is beautifully arranged and comprises an entrance hall, an impressive open plan split level kitchen/dining room, and an attractive lounge featuring a wood burning stove. To the first floor are two generously sized bedrooms and a luxurious shower room. The top floor offers two further bedrooms along with a convenient WC.

Externally, the property benefits from a low-maintenance courtyard garden with useful outbuildings.

Ground Floor

Entrance Hall

Kitchen/Diner

Lounge

First Floor

Landing

Bedroom

Bedroom

Shower Room

Second Floor

Landing

Bedroom

Bedroom

WC

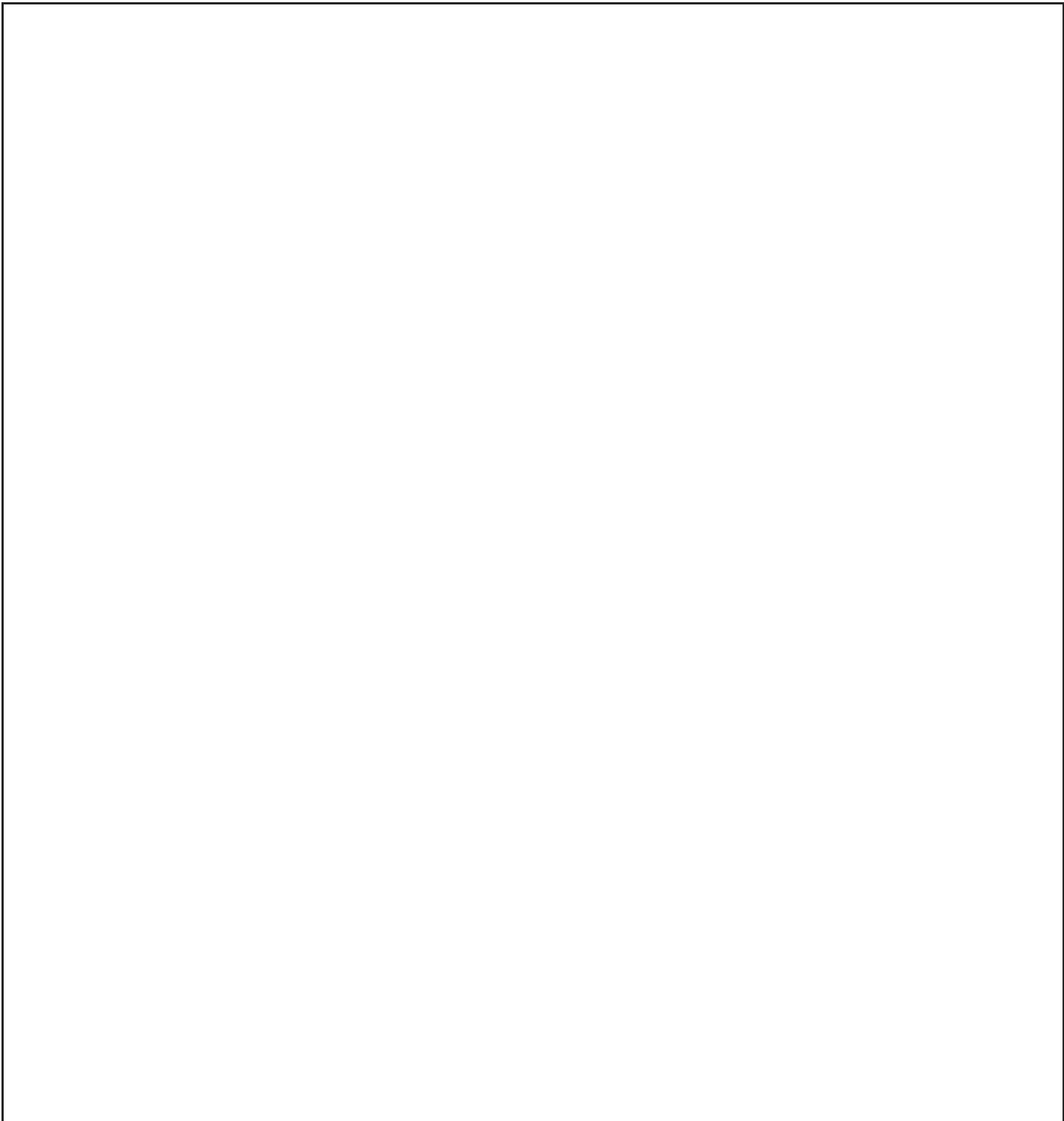
Externally

Rear Courtyard

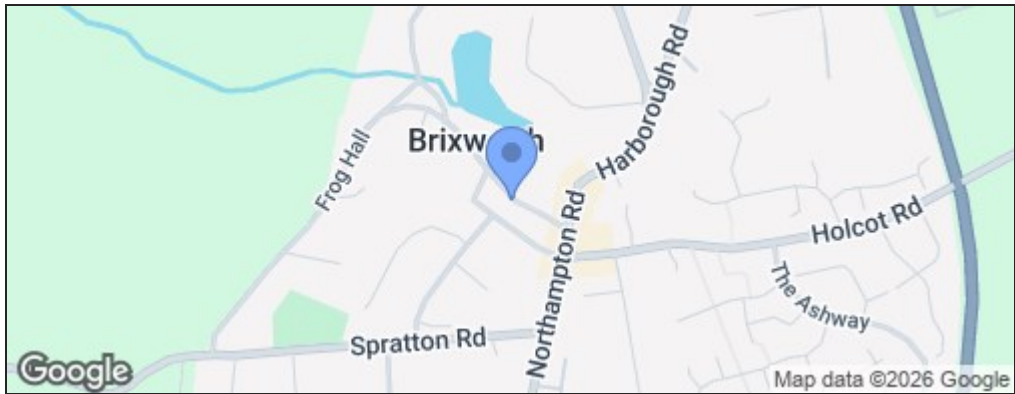
Agents Notes

West Northamptonshire

Council Tax Band: C



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



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.