

25 Connegar Leys, Blisworth, Northamptonshire, NN7 3DE

HOWKINS & HARRISON

25 Connegar Leys,
Blisworth,
Northamptonshire,
NN7 3DE

Guide Price: £300,000

This welcoming semi-detached property is situated within the sought after village of Blisworth, within walking distance of the amenities available within the village centre. The accommodation comprises entrance hall, sitting room, kitchen/dining room, cloakroom, three generous bedrooms and a bathroom. Outside, the property benefits from generous front and rear gardens.

Features

- Village location
- Semi-detached property
- Recently refitted kitchen/dining room
- Sitting room
- Cloakroom
- Three generous bedrooms
- Bathroom
- Large front & rear gardens
- Close to amenities
- EPC rating: D







Location

The village of Blisworth is situated approximately six miles south of Northampton town centre. Local amenities include a shop, post office, doctor's surgery, excellent pre-school playgroup, nursery, primary school and The Royal Oak Public House. There is also a Baptist chapel and a Church of England parish church. The Grand Union canal runs through Blisworth which is lovely for walks.

Road communications are excellent with access to the A43 to Oxford, Junction 15a of the M1 and access to the A508 and Junction 15 of the M1. Train stations can be found at Northampton and Milton Keynes offering services to London Euston.

Sporting activities in the area include golf at Whittlebury Hall & Woburn, sailing at Caldecotte Lake, watersports at Willen Lake, indoor skiing and snowboarding at the Snozone, Milton Keynes, and of course motor racing at the world famous Silverstone race circuit!









Ground Floor

The entrance hall has stairs rising to the first floor and a cloakroom off. The spacious sitting room has patio doors leading to the rear garden and a doorway to the recently refitted kitchen, with a range of fitted units and a dining area.

First Floor

There are three generous bedrooms sharing a bathroom.

Outside

The property is set back from the road, approached by a generous front garden beyond a gate and mature hedge. A footpath leads to the rear garden and front door, with the remainder of the front garden mostly laid to lawn with mature shrubs.

The rear garden is fully enclosed and features a patio seating area, lawned area, with a useful garden shed and vegetable patch at the rear.

Viewing Arrangements
Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel: 01327-353575.

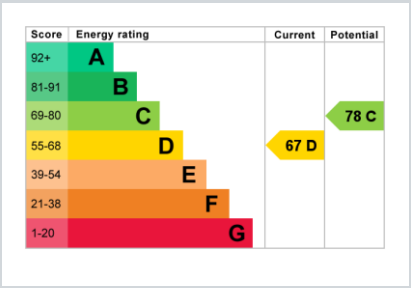
Fixtures and Fittings
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warrantied in any way.

Services
The following services are connected to this property: gas, electricity, water and drainage. None of the above 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 services.

Tenure: Freehold

Local Authority
West Northamptonshire Council – Tel:0300- 1267000.

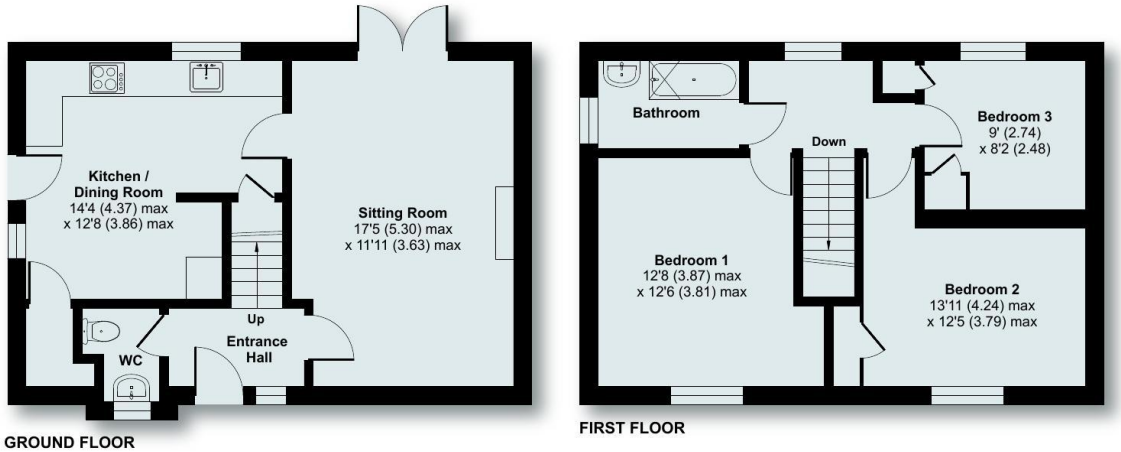
Council Tax Band – C



Connegar Leys, Blisworth, Northampton, NN7

Approximate Area = 942 sq ft / 87.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Howkins & Harrison. REF: 1537427

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