



**HENDERSON
CONNELLAN**
ESTATE AGENTS

1 Swan Avenue, Brigstock, Northamptonshire, NN14 3JQ

Guide Price £425,000

3 2 1



"Comfort Defined in Design"

This detached bungalow is situated within the desirable village of Brigstock which is well serviced with an excellent range of local village amenities. The property stands in a corner position with attractive low maintenance gardens to front and rear including a driveway and single garage. The accommodation comprises entrance hall, there is a spacious L shaped living room facing onto the rear garden, there is a generous sized modern fitted kitchen/ dining room, modern shower room, three bedrooms with an en-suite to the guest bedroom. This is a well presented home offering comfortable level living.

Description:

Rarely available, this detached bungalow is well presented with attractive gardens and is located within Brigstock village which offers some excellent local amenities including a doctors surgery, primary school, shop, pub and café. There is also lots going on within the well supported local community.

The accommodation comprises entrance hall with built in storage/cloak cupboard.

The L shaped living room provides roomy/versatile living space and features patio doors which open onto the rear garden.

The kitchen/dining room is a generous size and is dual aspect with a door opening onto the rear garden. The kitchen is extensively fitted with a stylish range of wall and base level units with work surfaces incorporating a sink with drainer and mixer tap with ceramic tiled wall surrounds. There is a built in eye line double oven, hob, microwave and extractor hood. There is an integrated range of appliances including a dish washer, washing machine, fridge and freezer. Ceramic tiled floor.

From the inner hall there is access to the modern shower room which includes a shower enclosure, WC and a pedestal wash hand basin with ceramic tiled wall surrounds.

Three bedrooms with a en-suite WC to the guest bedrooms.

Outside:

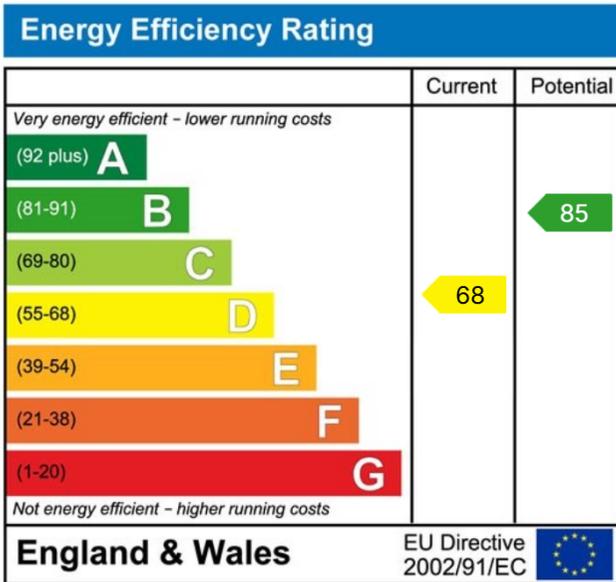
The frontage is mainly laid to lawn with neat planted borders and is retained by a timber picket fence. There is a driveway and a single garage which has recently had a new rood installed. The rear garden is fully enclosed and offers a good degree of privacy. There are tow separate lawn areas and a paved patio area.



Ground Floor



- Living Room 20' 5" x 21' 8" Max (6.22m x 6.60m)
- Kitchen/Dining Room 24' 4" x 11' 2" (7.41m x 3.40m)
- Bedroom One 9' 10" x 11' 3" (2.99m x 3.43m)
- Bedroom Two 11' 0" Max x 10' 4" (3.35m x 3.15m)
- Bedroom Three 10' 4" x 8' 1" (3.15m x 2.46m)
- En-Suite Shower Room 4' 7" x 4' 7" (1.40m x 1.40m)
- Bathroom 10' 4" x 8' 1" (3.15m x 2.46m)



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.

10 Spencer Court, Corby, Northamptonshire, NN17 1NU

