

**37 Breach Close
Brixworth
NORTHAMPTON
NN6 9HT**

Guide Price £225,000



- **WELL PRESENTED**
- **SPACIOUS LOUNGE**
- **COMMUNAL PARKING**
- **HIGHLY SOUGHT AFTER VILLAGE LOCATION**
- **TWO DOUBLE BEDROOMS**
- **RECENTLY REPLACED BOILER**
- **ENCLOSED REAR GARDEN**
- **ENERGY EFFICIENCY RATING: B**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Offered to the market is this exceptionally well presented two double bedroom home situated within the highly sought after village of Brixworth. Having been significantly improved the property benefits from a refitted kitchen/dining room, a recently replaced gas boiler, new fascias and soffits, UPVC double glazing and gas radiator heating throughout.

The accommodation comprises an entrance hall, spacious lounge and a modern kitchen/dining room to the ground floor. To the first floor are two double bedrooms and a family bathroom. Externally, the property enjoys an open plan frontage overlooking a pleasant green area, communal parking and a fully enclosed rear garden with decking, lawn and mature planted borders.

An internal inspection is highly recommended to fully appreciate the accommodation on offer.

Ground Floor

Entrance Hall

Entered via a UPVC double glazed front door with access through to the lounge.

Lounge

16'0" min x 11'6" (4.89m min x 3.52m)

A bright and spacious reception room with a UPVC double glazed window to the front elevation overlooking the green. Coving to ceiling, television point, radiator and stairs rising to the first floor. Door leading through to the kitchen/dining room.

Kitchen/Dining Room

11'3" x 11'6" (3.43m x 3.52m)

Refitted with a comprehensive range of modern wall and base level units with complementary work surfaces over. Incorporating a one and a half bowl stainless steel sink and drainer, built-in oven and hob with extractor canopy over, space and plumbing for a washing machine and dishwasher, and further space for a fridge freezer. Tiled flooring throughout, UPVC double glazed window to the rear elevation and UPVC double glazed door providing access to the rear garden.

First Floor

Landing

Providing access to all first floor accommodation.

Bedroom One

11'6" x 9'9" (3.52m x 2.99m)

A generous double bedroom with UPVC double glazed window to the front elevation, radiator.

Bedroom Two

11'6" x 8'4" (3.52m x 2.55m)

A further double bedroom with UPVC double glazed window overlooking the rear garden, radiator.

Bathroom

Fitted with a three piece suite comprising a low level WC, pedestal wash hand basin and panelled bath with shower over. Tiling to principal areas, radiator and useful storage cupboard.

Externally

Front Garden

Open plan frontage laid to lawn and overlooking a pleasant green area.

Parking

Open plan frontage laid to lawn and overlooking a pleasant green area.

Rear Garden

A fully enclosed rear garden enjoying a good degree of privacy. The garden features a decked seating area ideal for entertaining, a lawned section and well stocked flower and shrub borders. Gated rear access. Large storage shed.

Agents Notes

West Northamptonshire Council

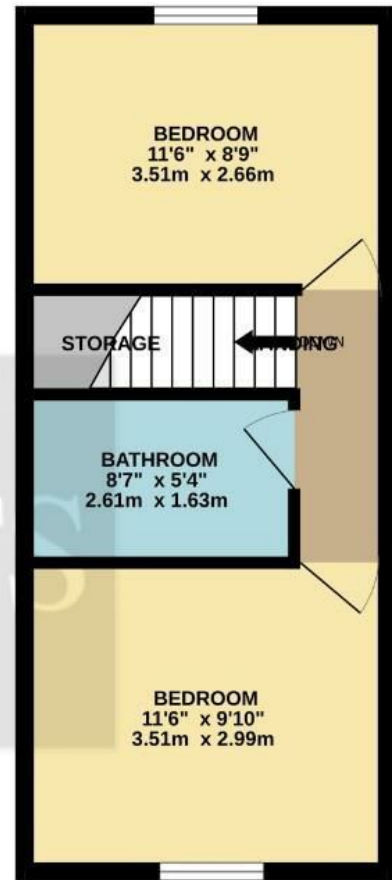
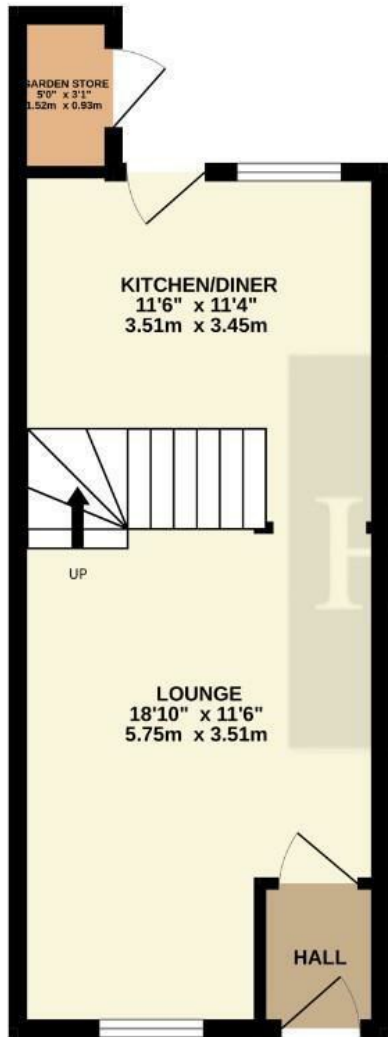
Council Tax Band:





GROUND FLOOR
329 sq.ft. (30.6 sq.m.) approx.

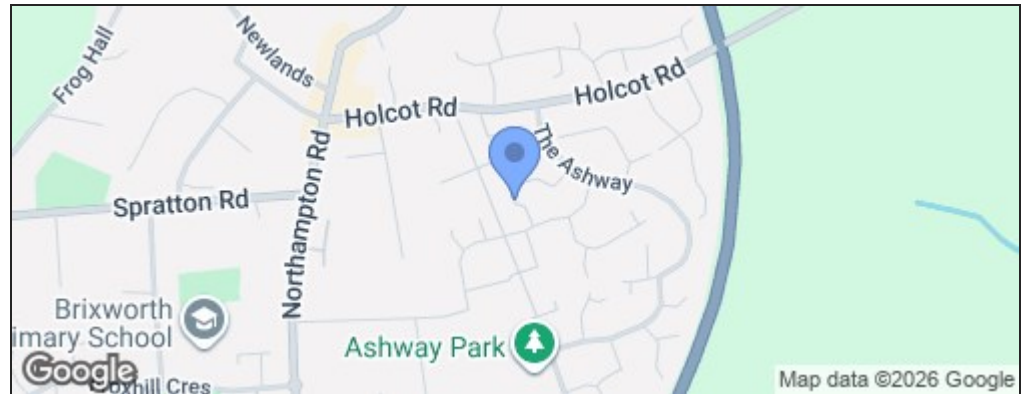
1ST FLOOR
314 sq.ft. (29.2 sq.m.) approx.



TOTAL FLOOR AREA : 643 sq.ft. (59.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			89
(69-80) C		74	
(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		



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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.