



15 FAR BROOK
Brixworth, Northamptonshire

Carter Jonas

15 FAR BROOK BRIXWORTH NORTHAMPTONSHIRE NN6 9UN

Reception Hall · Sitting Room · Dining Room · Study
Kitchen · Family Room · Utility · Cloaks · Principal
Bedroom with Shower Room En Suite · Three Further
Bedrooms · Family Bathroom · Landscaped Gardens
Detached Double Garage
EPC rating C

DESCRIPTION

Situated on the ever popular David Wilson development, the property has been much improved in recent years and features include:

- Karndean flooring throughout ground floor, with the exception of the sitting room
- Refitted kitchen
- New boiler
- Refitted bathrooms with contemporary suites
- Air conditioning units

Reception hall with understairs cupboard and cloakroom/ WC off.

Sitting room with an open fireplace with wood burner and stone surround, patio doors opening to the rear garden and bay window to the front aspect. Air conditioning unit.

A light and airy dining room with bandstand bay to the rear and double small paned doors to the reception hall.

Well appointed kitchen and garden room with an extensive range of matching high gloss wall and base units with oak worksurfaces. Range cooker with extractor over and dishwasher. breakfast bar. The garden room is flooded with natural lights from the double doors opening out to the garden, windows and Velux windows.

BEAUTIFULLY PRESENTED DETACHED FAMILY HOME IN EXCELLENT DECORATIVE ORDER IN A HIGHLY SOUGHT AFTER LOCATION.



Utility room with ceramic sink and drainer unit, space and provision for washing machine and fitted cabinets.

Study with fitted furniture and window to the front aspect.

First floor landing with airing cupboard housing Megaflow hot water cylinder.

Principal bedroom with fitted wardrobes and air conditioning unit. En suite comprising walk in shower, vanity unit encasing wash hand basin and low level WC. Complimentary tiling to walls and floor.

Three further bedrooms and a family bathroom comprising panelled bath with shower over, low level W.C. and vanity unit encasing wash hand basin. Complimentary tiling.

OUTSIDE

To the front is a driveway with parking spaces. Double garage with electric roller shutter door and personal door to the rear.

The attractive, enclosed landscaped rear garden has a good degree of privacy with paved entertaining area and dwarf retaining walls.

LOCATION

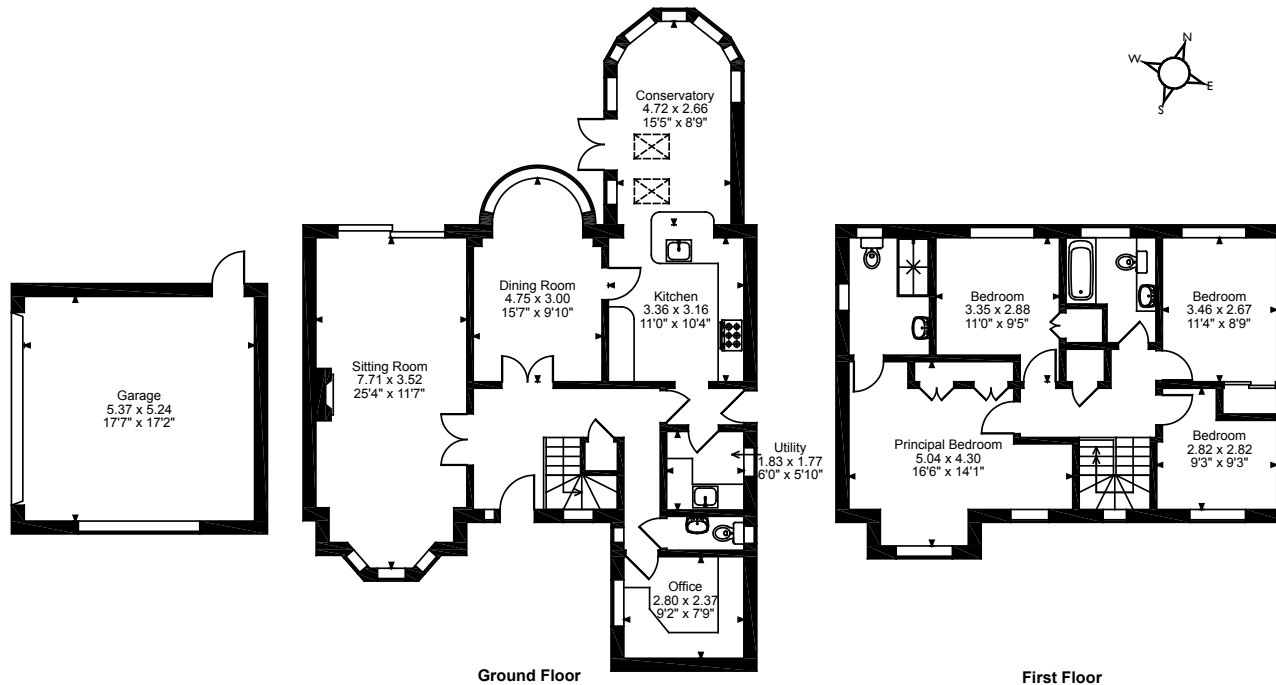
Situated in Brixworth a large popular Northamptonshire village with amenities including a church, pharmacy, general stores, post office, library, butcher, hairdressers, bookshop, public houses, cafe, restaurants and take away food retailers. Brixworth country park and reservoir is close by with recreational areas, where fishing, cycling and sailing are available.

The village has a pre-school and nursery facilities as well as a primary school which feeds into either Moulton or Guilsborough secondary schools.

Brixworth has good communication links with the A14 junction 2 just three miles away and links to the M/M6 Catthorpe Interchange. The A508 runs alongside the village providing access to both Market Harborough and Northampton both have mainline train stations.



15 Far Brook, Brixworth, Northampton
 Approximate Gross Internal Area
 Main House = 156 Sq M/1680 Sq Ft
 Garage = 28 Sq M/301 Sq Ft
 Total = 174 Sq M/1981 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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