



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

21 Sandlands Avenue, Brigstock, NN14 3HJ

Offers Over £230,000

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“Look and Unlock...”

The amazing potential which this established terraced house offers! The property is superbly positioned within a prime Northamptonshire village and comes with driveway parking and a nice sized rear garden. The property requires some cosmetic updating making it an ideal project for the next owner to put their own stamp on the accommodation which comprises entrance hall, living room, dining room, conservatory, and a kitchen. Upstairs, there is a bathroom and three bedrooms.

#### Property Highlights

This sensibly priced village property is well-situated within Brigstock village which offers a good range of local amenities including a primary school, village shop, cafe, cricket ground and a doctor's surgery.

The property requires some light cosmetic updating, ideal for a buyer hoping to remodel to create their perfect interior.

The accommodation comprises entrance hall with stairs rising to the first-floor landing.

The living room features a fireplace and a front facing window.

There is a dining room which leads to a generous sized conservatory with French doors opening onto the rear garden.

The kitchen is "L" shaped and is fitted with a range of wall and base level units with worksurfaces incorporating a sink and drainer with ceramic tiled wall surrounds.

Upstairs, there is a bathroom which includes a side panel bath with shower and screen, WC, and a pedestal wash hand basin with ceramic tiled wall surrounds.

There are three bedrooms.

The property benefits from uPVC double glazed windows and a gas fired central heating system. Council tax band: B.

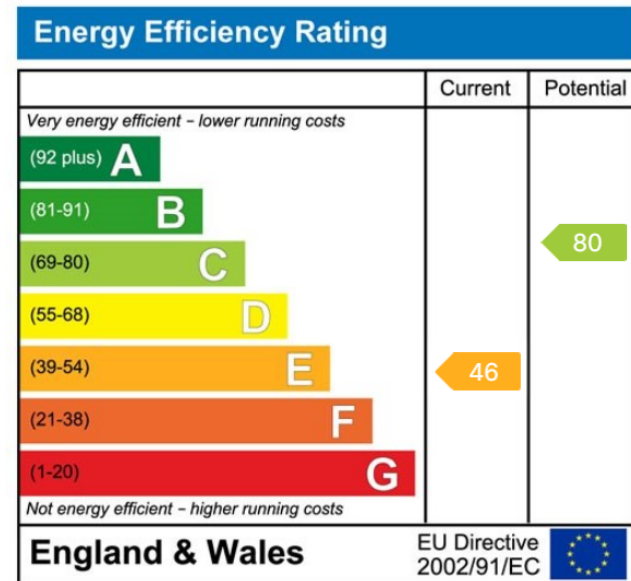
#### Outside

The plot is well-maintained offering a driveway to the front while the rear garden is enclosed and mainly laid to lawn with a paved patio area with pretty planted borders.





- Kitchen - 17' 8" x 11' 11" (max) (5.38m x 3.63m) (max)
- Living Room - 13' 7" x 11' 1" (4.14m x 3.38m)
- Bedroom 1 - 13' 6" x 11' 0" (4.11m x 3.35m)
- Bedroom 3 - 10' 0" x 7' 1" (3.05m x 2.16m)
- Dining Room - 9' 11" x 7' 1" (3.02m x 2.16m)
- Conservatory - 16' 7" x 8' 9" (5.05m x 2.66m)
- Bedroom 2 - 12' 7" x 8' 10" (max) (3.83m x 2.69m) (max)
- Bathroom - 5' 7" x 5' 10" (1.70m x 1.78m)



10 Spencer Court, Corby, Northamptonshire, NN17 1NU

