



**HENDERSON  
CONNELLAN**  
ESTATE AGENTS

# Sandlands Avenue, Brigstock, Northamptonshire, NN14 3HJ

£335,000

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## "An Attractive Village Proposal"

This Mature extended semi detached home is nicely positioned within Brigstock which is a well regarded Northamptonshire village serviced by good local amenities. This property is well presented with a bright neutral interior with accommodation comprising hall, lounge, kitchen/breakfast room, dining room, utility, ground floor shower room and a home office. Upstairs there are three bedrooms and a family bathroom. Outside the plot is a generous size and is well maintained providing a driveway, garage/gym, shed and a south/east facing rear garden which is mainly laid to lawn with a timber deck.

### **Main Description:**

This well presented property is located within Brigstock village which offers a well serviced community with local amenities including a doctors surgery, village shop, school, café and a pub.

The property has been extended to the ground floor providing a versatile living space.

The accommodation comprises reception hall with stairs rising to the first floor landing. There is a laminate floor which extends throughout most of the main accommodation. Understairs storage plinth.

The living room features a lovely bay fronted window.

The kitchen/breakfast room is fitted with a stylish range of base and larder (full height) units with work surfaces incorporating a sink with extendable mixer tap and wall upstands. There is an island unit which provides dining space and extra storage and there is an integrated dishwasher. This area links through the dining room which features a vaulted ceiling and French doors which open onto the rear garden.

There is a utility room which provides fitted base level units, there is a ceramic tiled floor which extends through to the ground floor shower room which includes a shower enclosure, WC and a pedestal wash hand basin with ceramic tiled wall surrounds.

Home office/study.

From the first floor landing there is a bathroom which includes a side panel bath, WC and a pedestal wash hand basin with a ceramic tiled floor and wall surrounds. NB: the bathroom has recently been extended by way of an alteration, by borrowing a small section of the second bedroom. This area of the bathroom requires decoration and flooring.

There are three bedrooms, two double and a single which also provides storage.

UPVC double glazed windows and a gas fired central heating system.

### **Outside:**

Occupying a generous sized plot which offers a block paved gated driveway providing parking three cars, there is a neat front lawn and pedestrian gated access to the rear garden. There is a single garage which is now utilised as a home gym. The rear garden faces south/east and is mainly laid to lawn with a timber deck towards the rear boundary.





- Extended Semi Detached House - 1227 Square Foot
- Well Presented Interior
- Three Bedrooms
- Large Garden Shed
- Desirable Village Location
- Generous Sized Plot with Driveway
- Two Bathrooms
- Garage/Gym
- Home Office, Utility, Lounge and Dining Room
- Excellent Local Amenities Including, Doctors, Shop and Pub



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

