



www.jacksongrundy.com

# Stannard Way, Brixworth, NN6 9BT

£320,000 Semi-Detached

3 1 3



Department: Sales

Tenure: Freehold

Jackson Grundy Estate Agents - Moulton  
2 West Street, Moulton, Northampton, NN3 7SB

Call Us 01604 494600  
Email Us moulton@jacksongrundy.co.uk





## Property Summary

Jackson Grundy are delighted to offer this three/four bedroom semi detached property in the sought after village of Brixworth to the market. This deceptively large property is situated in the corner of a quiet cul de sac only a stones throw from the centre of the village and its amenities.

## Features & Utilities

- ✓ Popular Village Location
- ✓ Three/Four Bedrooms
- ✓ Garage
- ✓ Large Garden
- ✓ Off Road Parking
- ✓ Two/Three Reception Rooms
- ✓ Beautifully Presented
- ✓ Downstairs WC

# Property Overview

Jackson Grundy are delighted to offer this three/four bedroom semi detached property in the sought after village of Brixworth to the market. This deceptively large property is situated in the corner of a quiet cul de sac only a stones throw from the centre of the village and its amenities. The ground floor benefits from three reception rooms, kitchen, utility room and WC. To the first floor there is a nicely fitted bathroom with shower over the bath, two double bedrooms and a well proportioned single bedroom.

To the rear of the property you will find a large and private west facing garden mainly laid to lawn. To the side of the property benefits from a detached single garage and ample off road parking.

EPC Rating: D. Council Tax Band: C

## GROUND FLOOR

### HALLWAY

### OFFICE

### DINING ROOM

### KITCHEN

### UTILITY ROOM

### WC

## FIRST FLOOR

### BEDROOM

**BEDROOM**

**BEDROOM**

**BATHROOM**

**OUTSIDE**

**FRONT GARDEN**

**GARAGE**

**REAR GARDEN**

**MATERIAL INFORMATION**

Type – Semi Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band C

EPC Rating – C

Electricity Supply – Ask Agent

Gas Supply – Ask Agent

Water Supply – Ask Agent

Sewerage Supply – Ask Agent

Broadband Supply – Ask Agent

Mobile Coverage – Depends on provider

Heating – Ask Agent

Parking – Ask Agent

EV Charging – Ask Agent

Accessibility – Ask Agent

Coastal Erosion Risk – Ask Agent

Flood Risks – Ask Agent

Mining Risks – Ask Agent

Restrictions – Ask Agent

Obligations – Ask Agent

Rights and Easements – Ask Agent

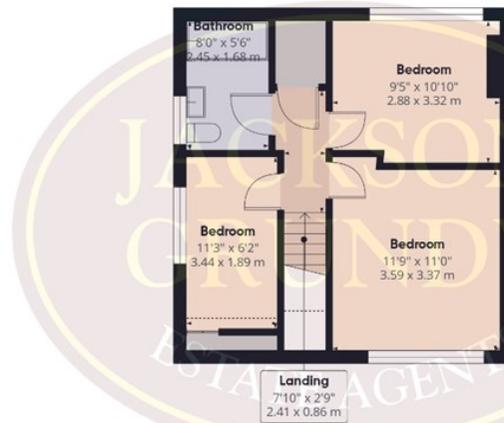
### **AGENTS NOTES**

1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

# Floorplan



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**

1068 ft<sup>2</sup>  
99.2 m<sup>2</sup>

**Reduced headroom**

4 ft<sup>2</sup>  
0.4 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd  
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152

**Jackson Grundy Estate Agents - Moulton**  
2 West Street, Moulton, Northampton, NN3 7SB

**Call Us** 01604 494600  
**Email Us** [moulton@jacksongrundy.co.uk](mailto:moulton@jacksongrundy.co.uk)

