



OAK ROW, NORTHAMPTON, NORTHAMPTONSHIRE, NN6  
**£325,000 FREEHOLD**

**Winkworth**





## OAK ROW, NORTHAMPTON, NORTHAMPTONSHIRE, NN6

A beautifully presented light and airy three bedroom house, constructed by Messrs Barratt Homes in 2015 to their 'Morpeth design.' The property occupies a westerly facing plot on the popular Saxon Rise development within the thriving village of Brixworth.

The accommodation comprises entrance hall with storage cupboard and further coat cupboard, cloakroom/WC, dual aspect sitting room, open plan kitchen/dining room with dual aspect uPVC double glazed windows and uPVC double glazed double doors that lead out to the rear garden. The kitchen benefits from having, integrated oven, hob, with space and plumbing for a washing machine and dishwasher and space for a fridge freezer. To the first floor, the landing gives access to the master bedroom with dual aspect uPVC double glazed windows, fitted wardrobes and ensuite shower room with double shower cubicle, further double bedroom with fitted wardrobes and built-in storage cupboard, single bedroom and a family bathroom with shower over the bath.

The manicured rear garden is of a westerly facing aspect, fully enclosed with brick walls to two sides and has an extended patio with the remainder being laid to lawn with various flower and shrub borders and includes a timber shed.

Outside is a front garden mainly laid to lawn with flower and shrub borders. There is also a block paved driveway providing off road parking and a car port. The property benefits from gas radiator heating and double glazing throughout.

Brixworth is an historic village famous for its 7th century Church. There are many amenities within the village to include a butcher, café, restaurant, takeaways, public houses/restaurants, doctors, chemist, hairdressers, barbers, hardware shop, fruit & vegetable shop, jewellers, library, dentist, post office, podiatrist, Co-op, nurseries and a primary school. Brixworth has a country park and is within a 1.5 mile walk to Pitsford Water. Brixworth is situated 7 miles north of Northampton, 11 miles south of Market Harborough with regular buses services and major road networks including the A14 and A43. There are several train stations all within a 20-minute drive. (A/902/M). *There is a £50 a year Ground Rent payable for the car port and a annual service charge of approx £250 for the maintenance of the communal area on the development.*







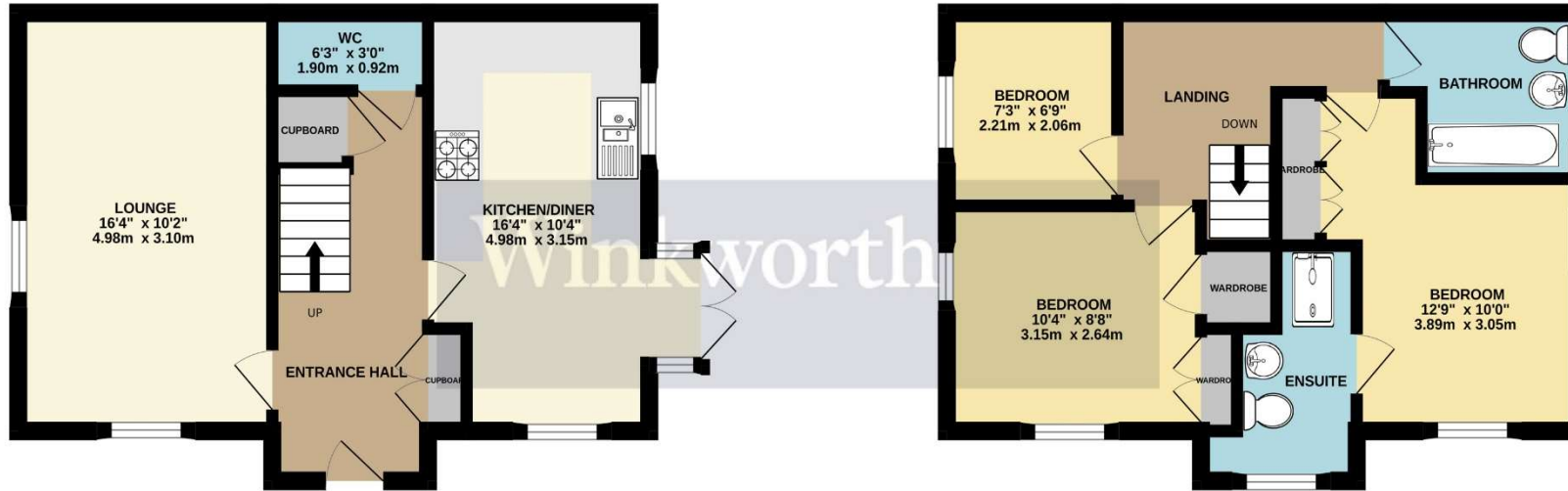






GROUND FLOOR  
431 sq.ft. (40.0 sq.m.) approx.

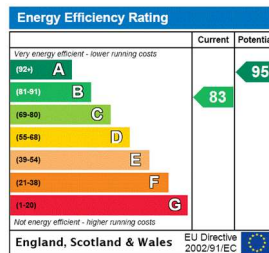
1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 852 sq.ft. (79.2 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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