

NEW INSTRUCTION



DAVID COSBY
ESTATE AGENTS
For Sale
01604 979628
davidcosby.co.uk RICS

LESSON ROAD
Brixworth, Northampton, NN6 9EE

 **DAVID COSBY**
ESTATE AGENTS



DAVID COSBY
ESTATE AGENTS

Lesson Road

Brixworth, Northampton, NN6 9EE

Total GIA Floor Area Inc. Garage | Approx. 77 sqm (829 sqft)



3 Bedrooms



2 Receptions



1 Bathrooms

Features

- Recently refurbished three-bedroom Edwardian property
- No onward chain
- Traditional Edwardian architecture features
- Modern kitchen with built-in appliances
- Convenient ground floor cloakroom
- Three double bedrooms with newly fitted carpets
- Newly fitted family bathroom with four-piece suite
- Large rear garden with patio area and two-unit brick outhouse
- Off-road parking on newly laid lime shingle frontage

Description

This recently refurbished, three-bedroom Edwardian property is offered for sale with no onward chain and is located in the picturesque and thriving village of Brixworth. The property features traditional Edwardian architecture, with a rendered facade, brick detailing, and a slate-clad canopy with timber supports extending over the entrance and bay window.

The accommodation includes a bright sitting room with a bay window, a spacious dining room, a modern kitchen, and a convenient ground floor cloakroom. Upstairs, there are three generously sized bedrooms and a newly fitted family bathroom, all tastefully decorated with new floor finishes throughout. Outside, the property features off-road parking via a dropped curb, leading to a lime-shingle driveway. A terraced passage with a brick archway connects to the rear garden, which offers a large patio for outdoor entertaining, a two-unit brick outhouse, and newly laid lawn, all enclosed by timber fencing and a dry-stone boundary wall.



Whether you are attracted to its historical charm, active community, or access to beautiful outdoor spaces, Brixworth offers an ideal location for countryside living with easy access to urban conveniences.

The Property

Entrance Hall

The main entrance hall is accessed via a uPVC four-panel door with upper glazing panes and a three-bar locking mechanism. Floors are finished with grey oak-effect timber laminate boards, and the walls are neutrally decorated. A full-height glazed door opens into the sitting room, and a staircase with quarter-winder steps, fitted with newly laid plush cut-pile carpet, leads to the first-floor accommodation.

Sitting Room

The sitting room has good natural lighting featuring a part-segmental bay window overlooking the front garden. The floors are finished with grey oak-effect laminate boards, continuing from the entrance hall. This bright and spacious room is neutrally decorated, with a full-height glazed door leading to the kitchen and dining area.

Dining Room

With direct access to the patio and rear garden, the dining room offers an ideal space for entertaining. It also features a two-unit casement window, providing excellent natural light. Floors are finished with grey oak-effect laminate, consistent with the sitting room, and the walls are neutrally decorated. An open-plan design connects the dining room to the modern kitchen.

Kitchen

The kitchen is newly fitted with contemporary base and wall units, paired with terrazzo-effect work surfaces and matching upstands. This well-appointed kitchen offers good storage and includes built-in appliances, such as a four-burner induction hob with a brushed chrome extractor hood and light above, an AEG electric oven below, and a built-in fridge-freezer. A stainless-steel sink and a half-drainer with a chrome mixer tap are situated beneath a casement window, providing pleasant views of the rear garden. A traditional four-panel door leads to the ground floor cloakroom.

Cloakroom

Neatly positioned beneath the stairs, the cloakroom features a wall-mounted ceramic wash hand basin with a chrome pillar tap, along with a close-coupled WC. The floors are finished with grey oak-effect laminate boards, and the walls are neutrally decorated. The vendor is in the process of installing a vanity unit beneath the wash basin.



The Property

First Floor Landing

The first-floor landing is fitted with newly laid plush cut-pile carpet and neutrally decorated walls. Traditional Edwardian panel doors, finished in white paint, provide access to the principal bedrooms and the family bathroom.

Bedroom One

Situated at the rear left of the property, this double bedroom offers views over the rear garden through a two-unit casement window. The floors are fitted with plush cut-pile carpet, and the walls are neutrally decorated.

Bedroom Two

A double bedroom located at the front left of the property and featuring a three-unit window that provides good natural light. The original fireplace has been boarded over and vented. A four-door wardrobe with louvred doors, a clothes rail, and overhead shelving offers useful storage.

Bedroom Three

A further double bedroom featuring a two-unit casement window overlooking the rear garden. The floors are fitted with new plush cut-pile carpet, and the walls are neutrally decorated.

Bathroom

The newly fitted bathroom comprises a four-piece suite, including a bath with chrome pillar taps and white metro tiles, a ceramic wash hand basin with pedestal and chrome mixer tap, a close-coupled WC, and a double-width shower cubicle with a glazed screen and chrome shower fittings. Floors are finished with grey oak-effect laminate boards, and natural light is provided by a frosted casement window with a top-hung opening.

Thinking of Selling?

Let our team of expert Chartered Surveyors and Estate Agents provide you with a no-obligation valuation. Leveraging our extensive experience and in-depth market insights, along with a blend of local and online marketing strategies, we ensure your property captures attention and stands apart in the marketplace. Contact us to schedule your free property valuation and take the first step towards a successful sale.





Grounds

Front Aspect

The property is set back from Lesson Road with a dropped kerb providing off-road parking to a newly laid lime shingle frontage. A pathway leads through a terraced passageway, framed by a traditional brick arch.

Rear Aspect

Extending to just over 100 feet, the rear garden benefits from a generous, newly laid lawn, ideal for outdoor activities, bordered by timber fencing, and a dry-stone wall at the rear. A large patio area provides ample space for entertaining, while a two-unit brick outhouse with a pitched, slated roof offers practical storage or potential for a workshop.



Location

Brixworth is a picturesque and thriving village located about 6 miles north of Northampton. It has a strong sense of community and offers a range of local amenities, including shops, cafes, and two traditional pubs: The Coach & Horses and The George. The village also provides essential services, such as a post office, a Co-op store, a library, and a doctors' surgery, ensuring residents have convenient access to everyday needs.

The village is well-connected by the A508, making it convenient for commuters heading to Northampton, Market Harborough, and further afield via the nearby M1 and mainline rail services. For outdoor enthusiasts, Brixworth Country Park, adjacent to the scenic Pitsford Reservoir, provides opportunities for walking, cycling, fishing, and birdwatching. The reservoir is a hub for outdoor activities, with its 7-mile trail perfect for leisurely strolls and cycling.

Brixworth provides excellent schooling options. The local Brixworth Primary School is a state school catering to children aged 4-11 and nearby secondary schools include Guilsborough Academy, Moulton School and Science College, and Northampton School for Boys. For private education, Spratton Hall and Pitsford School are highly regarded, offering education from prep through to secondary.

Whether you are attracted to its historical charm, active community, or access to beautiful outdoor spaces, Brixworth offers an ideal location for countryside living with easy access to urban conveniences.

Property Information

Local Authority: West Northamptonshire Council (Northampton Area)

Services: Water, Drainage, Gas & Electricity

Council Tax: Band B **EPC:** Rating D

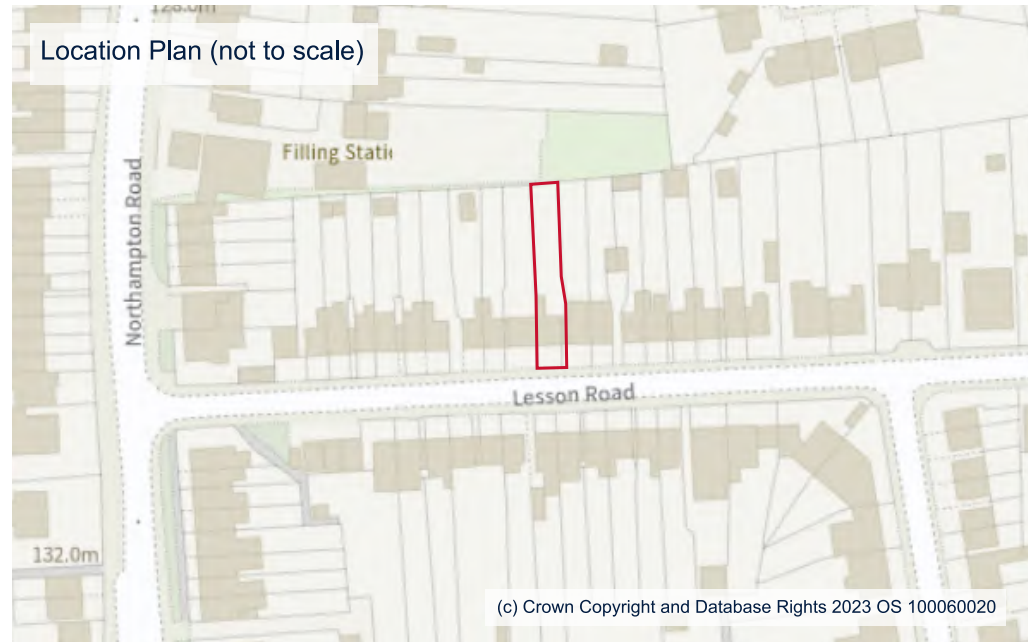
Important Notice

There is a pedestrian right of way through the side passage for adjoining terraced properties providing access to Lesson Road.

These particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering



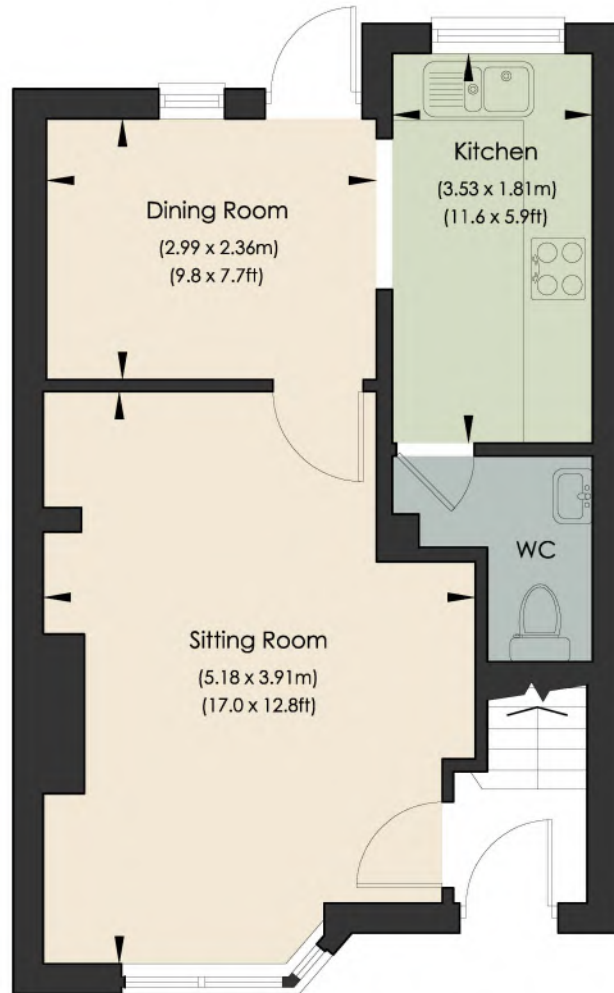
Pitsford Reservoir



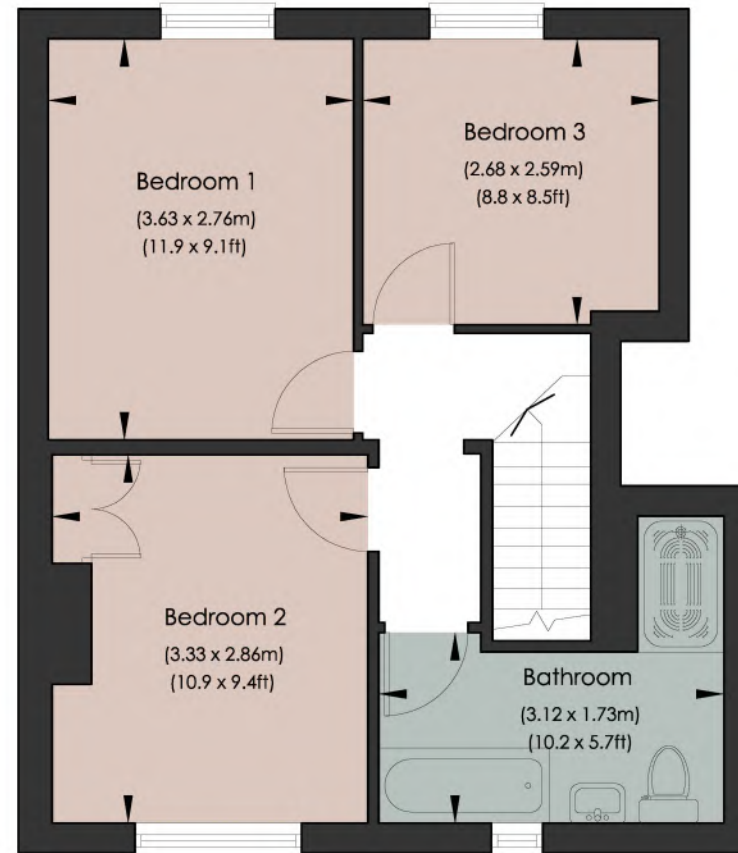
Location Plan (not to scale)

Lesson Road, Brixworth, Northampton, NN6 9EE

Approximate GIA (Gross Internal Floor Area) = 77 sqm (829 sqft)



GROUND FLOOR GIA = 37.5 sqm (404 sqft)



FIRST FLOOR GIA = 39.5 sqm (425 sqft)

David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



BRIXWORTH

01604 979628

enquiries@davidcosby.co.uk

www.davidcosby.co.uk



RICS

rightmove



The Property Ombudsman

aria | propertymark

PROTECTED

naea | propertymark

PROTECTED

OnTheMarket



DAVID COSBY
ESTATE AGENTS

Thinking of Selling?



MAKE SURE YOUR ESTATE AGENT IS REGULATED BY THE RICS

David Cosby Chartered Surveyors & Estate Agents are an RICS regulated firm and have the benefit of Surveying and Legal expertise to help with your sale and purchase. Estate Agents who are regulated by the RICS uphold the core principles of transparency and provide the highest level of professional standards and ethics.

We are so confident in the professional service we provide that we have no fixed term contract or tie in periods, and our current rate is just **1% Including VAT** on a **No Sale - No Fee** basis.

As an independent family run business with your best interests at heart we are able to provide a comprehensive personal service that cannot be matched by the larger corporate firms.

If you are considering selling or would like further information then please contact us on **01604 979628** to arrange a no obligation market appraisal. Alternatively, visit our website at **davidcosby.co.uk**



Gareth Powell
MARLA
Sales & Lettings Manager



David Cosby
MRICS
Director | Building Surveyor



Virginia Church
MRICS
Building Surveyor



Natasha Cosby
MNAEA | Solicitor
Director | Practice Manager



Sadie Tyson
MNAEA
Sales & Lettings Agent



@ enquiries@davidcosby.co.uk

☎ 01604 979628

www.davidcosby.co.uk