

**Barn Lea Holcot Road
Brixworth
NORTHAMPTON
NN6 9BS**

£550,000



- **SUBSTANTIAL FIVE BEDROOM FAMILY HOME**
- **CONSERVATORY OVERLOOKING THE GARDEN**
- **IMPRESSIVE 28'8" KITCHEN/DINER**
- **LARGE FAMILY ROOM/HOME OFFICE**
- **PRINCIPAL BEDROOM WITH ENSUITE**
- **SEPARATE LOUNGE**
- **DRIVEWAY AND GARAGE**
- **ENERGY EFFICIENCY RATING TBC**

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Situated on Holcot Road in the sought after village of Brixworth, Barn Lea is a substantial and highly individual five bedroom family home, offering approximately 1,808 sq. ft. of versatile accommodation arranged over two floors.

The property has been designed with modern family living very much in mind, with an impressive 28'8" kitchen/diner forming the heart of the home, complemented by a separate lounge, a generously proportioned family room/home office and a bright conservatory overlooking the rear garden. The ground floor also benefits from a welcoming entrance hall and cloakroom. Upstairs are five bedrooms, including an impressive principal bedroom with ensuite shower room, together with a family bathroom and the particularly useful addition of a separate laundry room. Outside, the property enjoys driveway parking and a separate garage, while the attractive rear garden provides a combination of lawn, mature planting, decking and seating areas, creating an ideal space for both family life and outdoor entertaining.

Further benefits include double glazing throughout and gas radiator central heating.

Ground Floor

Entrance Hall

A welcoming entrance hall with stairs rising to the first floor and doors providing access to the principal ground floor accommodation.

Cloakroom

Fitted with a WC and wash hand basin set within a vanity unit, providing a useful ground floor facility.

Family Room / Home Office

24'2" x 18'4" (7.37m x 5.59m) A particularly generous and versatile reception space which could be used as a family room, children's playroom, home office or occasional guest bedroom. The adjoining cloakroom may also offer scope, subject to the necessary consents and practical feasibility, to be enlarged to incorporate shower facilities, further increasing the flexibility of this part of the home.

Lounge

14'4" x 11'10" min (4.36m x 3.60m min) A comfortable separate reception room featuring coving to the ceiling and a fireplace providing an attractive focal point. Sliding patio doors open directly onto the patio and rear garden, creating an excellent connection with the outside space.

Kitchen / Diner

28'8" x 9'8" (8.74m x 2.94m) An impressive extended kitchen/dining room forming the real heart of the home. The kitchen is fitted with an extensive range of contemporary dark shaker style units complemented by contrasting work surfaces and copper tone handles. Integrated appliances include two fridge/freezers and a dishwasher, while a substantial SMEG range cooker with matching extractor provides an attractive centrepiece to the kitchen area. There is excellent preparation and storage space together with ample room for a large family dining table, creating a sociable environment particularly well suited to everyday family life and entertaining. Windows provide plenty of natural light, with the dining area flowing naturally towards the conservatory and rear garden.

Conservatory

11'10" x 9'5" (3.60m x 2.87m) A bright additional reception space with extensive glazing providing attractive views over the rear garden. Currently arranged as a relaxing sitting area, the conservatory creates a pleasant link between the house and garden and provides further flexible living space. Underfloor heating provides additional comfort.

1st Floor

Landing

Providing access to all five bedrooms, the family bathroom and laundry room.

Bedroom One

18'8" x 8'9" (5.68m x 2.67m) An impressive principal bedroom extending to over eighteen feet in length, with ample space for bedroom furniture and the additional benefit of its own ensuite shower room.

Ensuite

Serving the principal bedroom and fitted with a shower enclosure, WC and wash hand basin, with tiled walls.

Bedroom Two

14'0" x 9'9" (4.26m x 2.98m) A generous double bedroom.

Bedroom Three

11'9" x 8'2" (3.59m x 2.49m) A well proportioned bedroom suitable for use as a double bedroom, child's room or guest room.

Bedroom Four

11'9" x 7'10" (3.59m x 2.38m) Another useful bedroom offering good flexibility for family accommodation, guest use or home working if required.

Bedroom Five

8'9" x 7'11" (2.66m x 2.42m) A useful fifth bedroom, ideal as a child's bedroom, nursery or dedicated study.

Family Bathroom

A spacious family bathroom fitted with a white suite comprising a bath with shower arrangement and screen, pedestal wash hand basin and WC, complemented by tiled walls and a chrome heated towel rail.

Laundry Room

A particularly practical feature of the property, providing dedicated first floor laundry facilities. The room was previously utilised as a shower room, offering additional flexibility if required.

Outside

Front

The property is approached via a driveway providing off road parking and access to the garage. Steps lead down to the main entrance.

Rear Garden

The rear garden is an attractive feature of the home and has been arranged to provide several distinct areas for relaxing and entertaining. Immediately adjoining the property is a generous decked seating area, while the remainder of the garden is principally laid to lawn with mature trees, established planting and an additional seating area towards the rear.

The conservatory, deck and principal reception areas all enjoy a pleasant relationship with the garden, creating a particularly usable indoor/outdoor family space.

Garage

A separate garage positioned alongside the driveway, providing useful parking or additional storage.

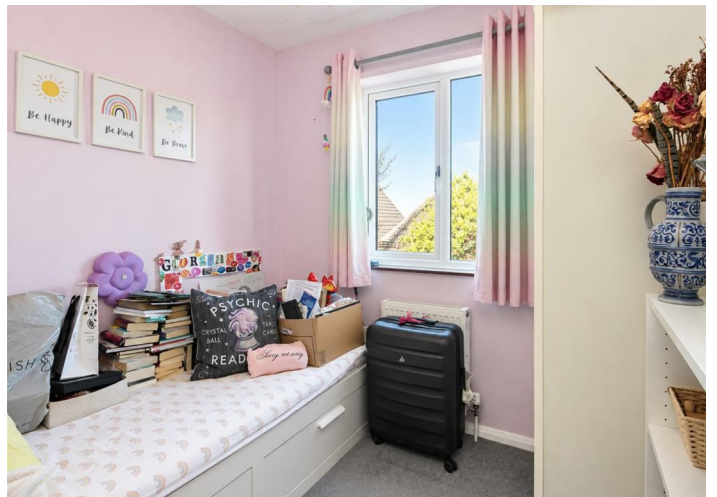
Agents Notes

West Northamptonshire Council

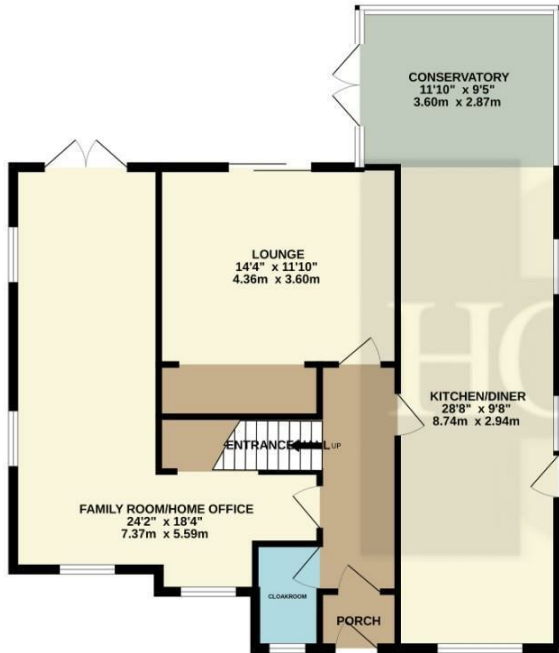
Council Tax Band: E



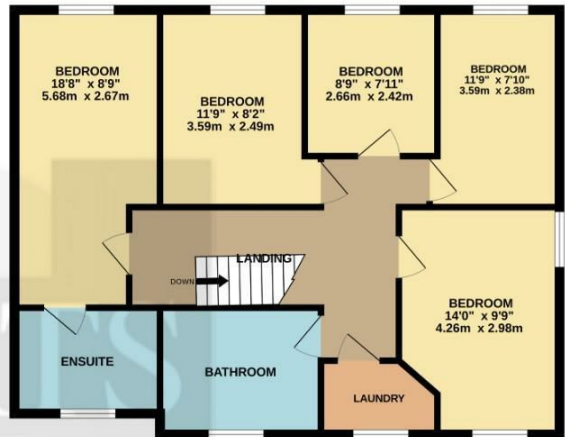




GROUND FLOOR
991 sq.ft. (92.0 sq.m.) approx.



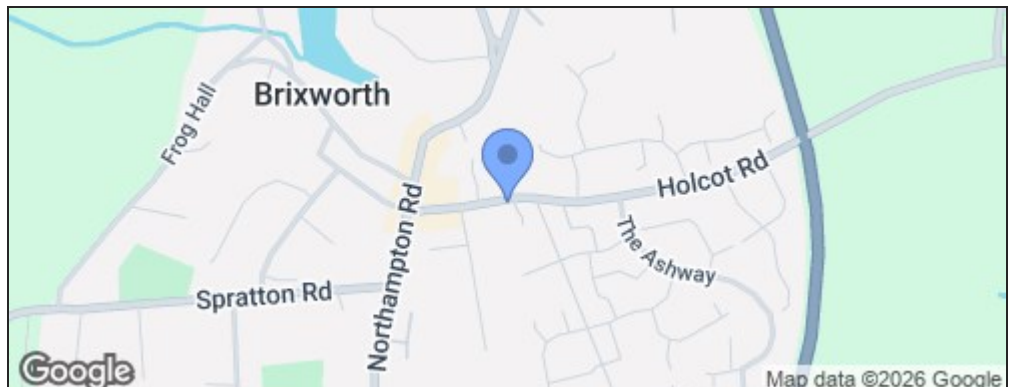
1ST FLOOR
818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA : 1808 sq.ft. (168.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.