37 Breach Close
Brixworth
NORTHAMPTON
NN6 9HT

£1,050 Per Month









- AVAILABLE DECEMBER
- SPACIOUS LOUNGE
- COMMUNAL PARKING
- HIGHLY SOUGHT AFTER VILLAGE LOCATION
- TWO DOUBLE BEDROOMS
- RECENTLY REPLACED BOILER
- ENCLOSED REAR GARDEN
- ENERGY EFFICIENCY RATING: B

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Available December Well presented two double bedroom home situated within the highly sought after village of Brixworth. The property benefits from a refitted kitchen/dining room, a recently replaced gas boiler. UPVC double glazing and gas radiator heating throughout.

The accommodation comprises an entrance hall, spacious lounge and a modern kitchen/dining room to the ground floor. To the first floor are two double bedrooms and a family bathroom. Externally, the property enjoys an open plan frontage overlooking a pleasant green area, communal parking and a fully enclosed rear garden with decking, lawn and mature planted borders.

Ground Floor (Paragraph)

Entrance hall
Entered via a UPVC double glazed front door with access through to the lounge.

Lounge
16'0" min x 11'6" (4.89m min x 3.52m)
A bright and spacious reception room with a UPVC double glazed window to the front elevation overlooking the green. Coving to ceiling, television point, radiator and stairs rising to the first floor. Door leading through to the kitchen/dining room.

Kitchen/Dining Room
11'3" x 11'6" (3.43m x 3.52m)
Refitted with a comprehensive range of modern wall and base level units with complementary work surfaces over. Incorporating a one and a half bowl stainless steel sink and drainer, built-in oven and hob with extractor canopy over, space and plumbing for a washing machine and dishwasher, and further space for a fridge freezer. Tiled flooring throughout, UPVC double glazed window to the rear elevation and UPVC double glazed door providing access to the rear garden.

First Floor (Paragraph)

Landing
Providing access to all first floor accommodation.

Bedroom One
11'6" x 9'9" (3.52m x 2.99m)
A generous double bedroom with UPVC double glazed window to the front elevation, radiator.

Bedroom Two
11'6" x 8'4" (3.52m x 2.55m)
A further double bedroom with UPVC double glazed window overlooking the rear garden, radiator.

Bathroom
Fitted with a three piece suite comprising a low level WC, pedestal wash hand basin and panelled bath with shower over. Tiling to principal areas, radiator and useful storage cupboard.

Externally (Paragraph)

Front Garden
Open plan frontage laid to lawn and overlooking a pleasant green area.

Parking
Open plan frontage laid to lawn and overlooking a pleasant green area.

Rear Garden
A fully enclosed rear garden enjoying a good degree of privacy. The garden features a decked seating area ideal for entertaining, a lawned section and well stocked flower and shrub borders. Gated rear access. Large storage shed.

Agents Notes (Paragraph)
West Northamptonshire Council

Council Tax Band: B

Holding Deposit

When you apply for a tenancy, we will require you to pay a holding deposit and complete an application form. The holding deposit is equivalent to 1 week’s rent - This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

Some photographs in these particulars have been digitally edited using AI to remove furniture, appliances and personal belongings. Areas previously hidden by these items are shown for illustration.

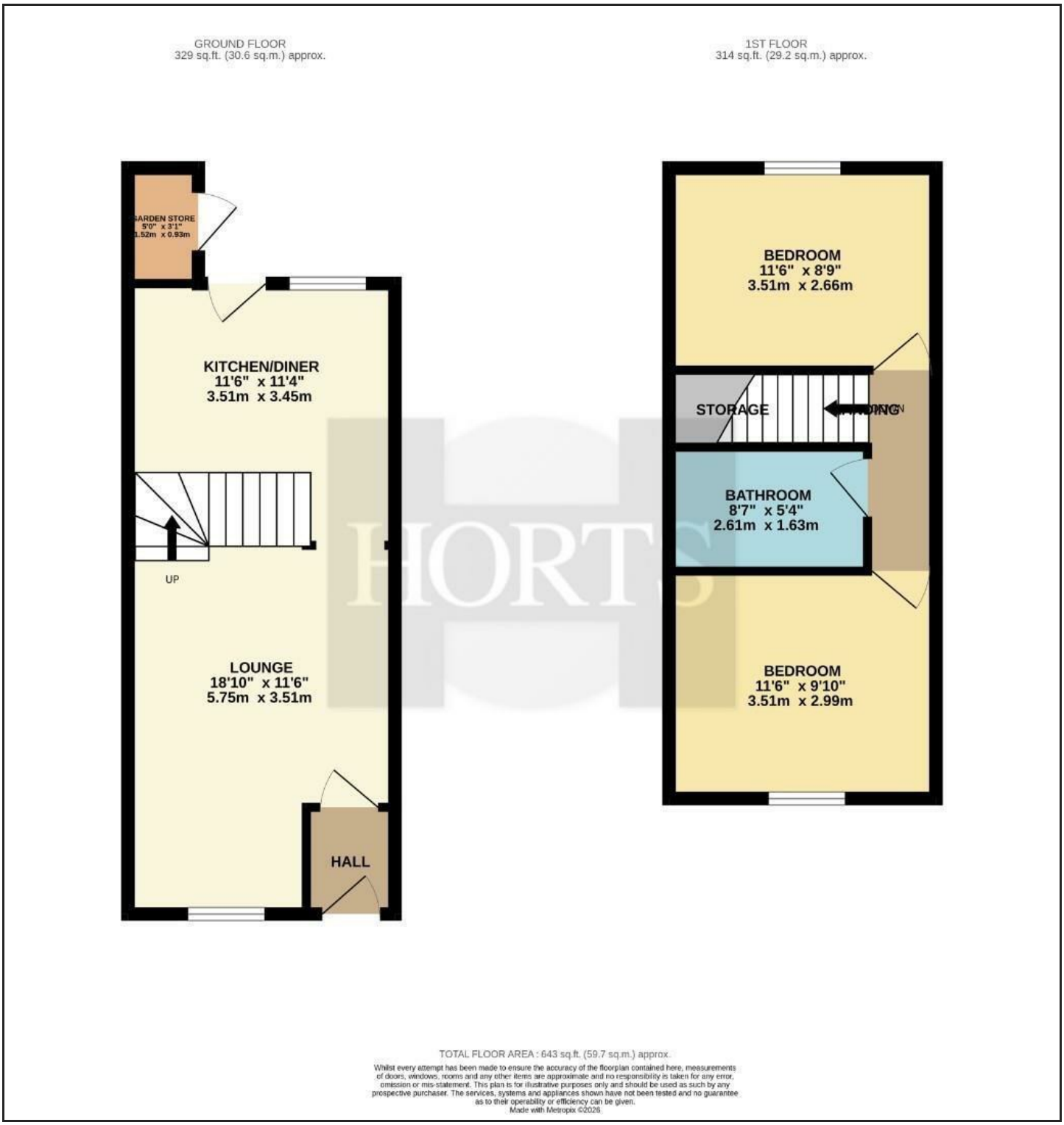


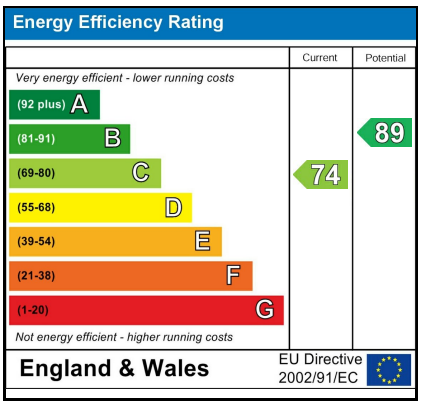


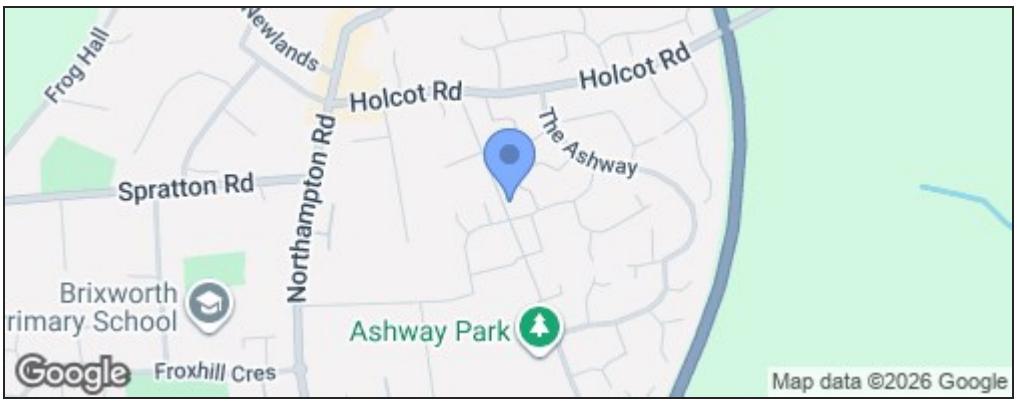












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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must 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.