



OAK ROW, BRIXWORTH, NN6  
**£325,000 FREEHOLD**

**Winkworth**





## OAK ROW, BRIXWORTH, NN6

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.

EPC Rating: 'B'

Council Tax Band: 'C'

The car port parking is on a separate Leasehold Title; Short particulars of the lease(s) (or under-lease(s)) under which the land is held:

Date : 27 March 2015

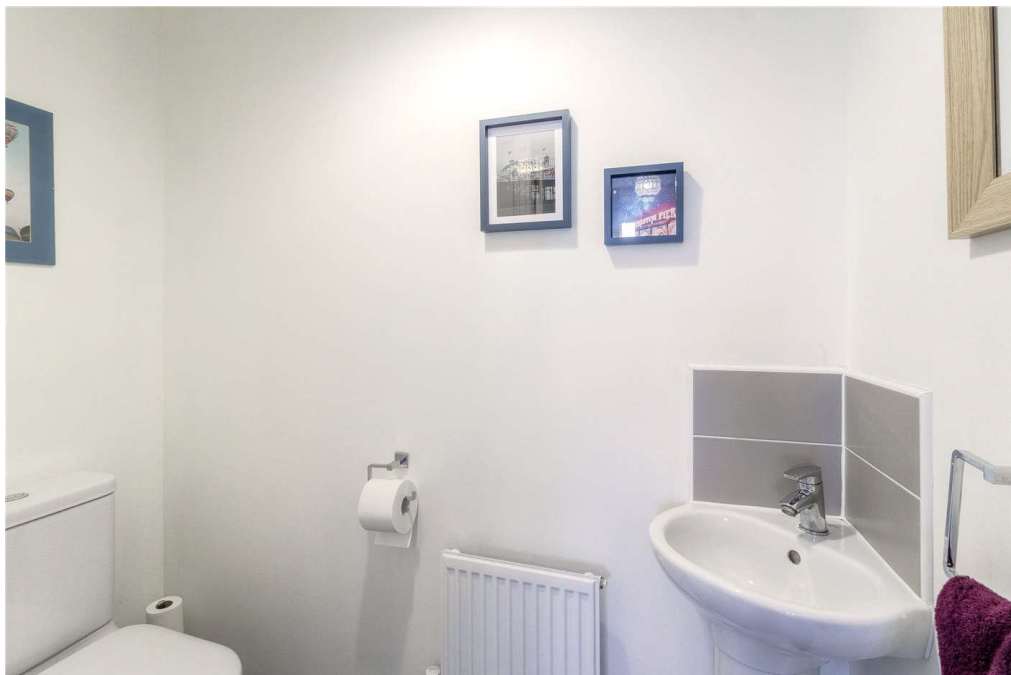
Term : 125 years 27 March 2015

There is a £50 a year Ground Rent payable for the car port.

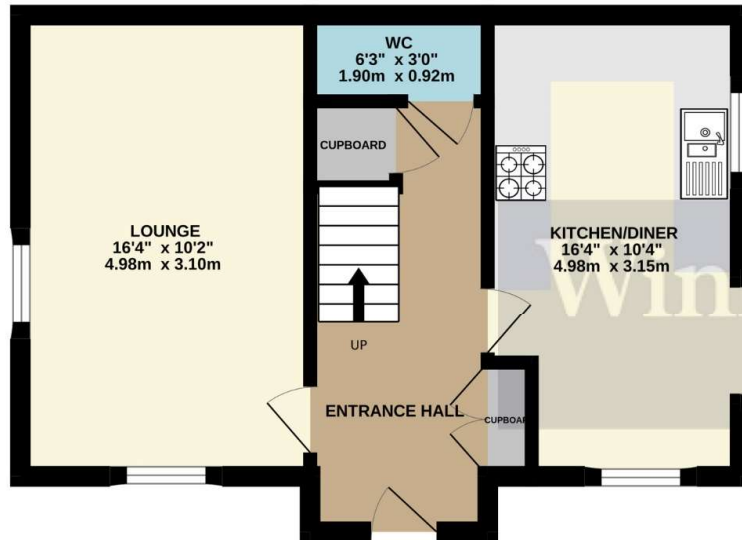
Annual service charge of approx. £250 for the maintenance of the communal area on the development.



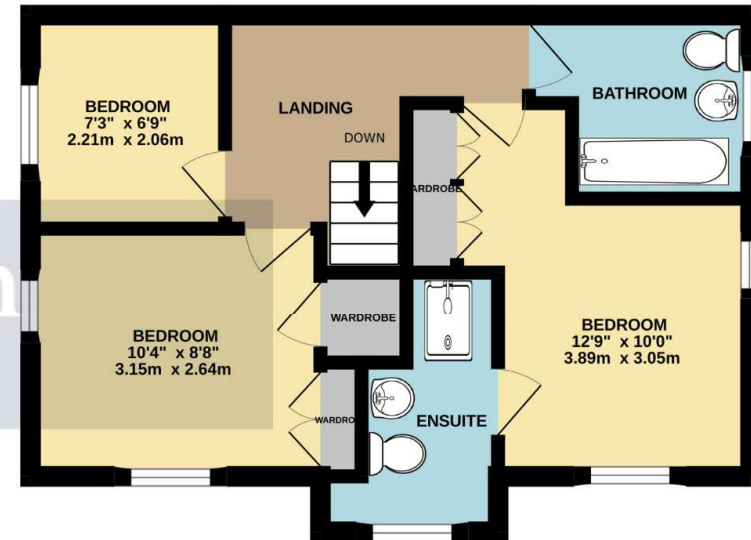




GROUND FLOOR  
431 sq.ft. (40.0 sq.m.) approx.

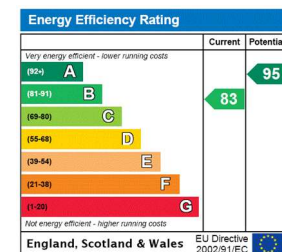


1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



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.  
Made with Metropix ©2025



Northampton | 01604 204455 | northampton@winkworth.co.uk

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Winkworth