



Offers Over £250,000 | Freehold

Old Dry Lane, Brigstock NN14 3HY





Key Features & Description

- Modern Semi-Detached House
- Two Double Bedrooms
- Driveway for 3 Vehicles
- Conservatory
- Desirable Village Location
- Well Maintained and Presented
- Previous Planning Permission for Side and Rear Extension
- Neutral Decoration and Flooring
- EPC Rating C | Council Tax Band B

A well maintained and presented modern two-bedroom semi-detached house situated on a quiet lane in the desirable village of Brigstock. This light and airy home has neutral decoration and flooring throughout, making it an ideal 'ready to move into' option.

Entered from a canopy porch into the open plan kitchen with a window to the front over the ceramic sink, offering a range of wall and base units with wooden worktops over, a fitted cooker, hob and extractor. A cleverly thought-out utility area has been incorporated under the stairs. The good-sized living room has patio doors opening into the conservatory overlooking the west-facing garden. This is a year-round room with a radiator and fitted blinds, currently used as a dining room. Upstairs the two double bedrooms have plenty of room for wardrobes and associated furniture - both having large windows that allow light to flood in. The modern bathroom has an obscured window, a heated towel rail and shower over the bath.

Externally, the block paved driveway provides parking for 3 vehicles and benefits from an outside tap and electric. The remainder of the east-facing front garden has slate and planted borders. Side gated access from the driveway opens onto a patio with retaining wall and a couple of steps up to a lawn area with borders. There is ample space for entertaining, playing and storage.

Planning permission was previously granted for a side and rear single storey extension (now expired, ask agent for more details).

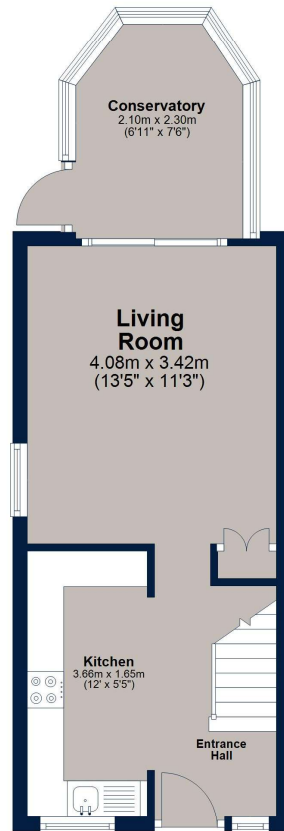
Located in the desirable village of Brigstock.





Ground Floor

Approx. 33.3 sq. metres (358.4 sq. feet)



First Floor

Approx. 26.8 sq. metres (288.6 sq. feet)



Total area: approx. 60.1 sq. metres (647.1 sq. feet)

This floor plan is for illustrative purposes only and is not to scale. All measurements, doors, windows, rooms and other items are approximate and should not be relied upon for any purpose.
Plan produced using PlanUp.

Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Osprey Property.



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