



**Willow Stocks**, 11 The Syke, Brigstock, Northamptonshire NN14 3HR

**BLETSOES**

## **Willow Stocks, 11 The Syke, Brigstock, Northant NN14 3HR**

Set within the conservation area of this popular and sought-after village enjoying excellent amenities is this charming detached extended period cottage with a good sized plot and scope for further expansion.

- **Detached extended period village cottage**
- **Hall, 2 reception rooms, conservatory**
- **Re-fitted kitchen/breakfast, w.c., utility/shower**
- **3 good sized bedrooms and family bathroom**
- **Large mature plot, ample parking, single garage**

### **SITUATION**

The popular and sought after village of Brigstock lies just 7 miles from Thrapston and is one of the few local villages still with a range of village shops, doctors surgery and primary school. The nearby towns of Thrapston, Corby ( 5 miles ), Kettering ( 10 miles ), Uppingham ( 14 miles ) and Stamford ( 18 miles ) all offer an excellent range of shopping facilities, professional services, schools and recreational facilities. The village enjoys good access to the local communication network including A14, A43 and mainline rail services from both Corby and Kettering.

### **ACCOMMODATION**

The extended accommodation which retains many period features is arranged over two floors and

benefits from gas fired radiator central heating, some secondary and upvc double glazing and briefly comprises:

Entered via an entrance porch leading to the dining room which has a feature fireplace fitted with a multi fuel stove, beams to ceiling, window to the front elevation and stairs rising to the first floor. The sitting room also has a feature fireplace with wood burner, two windows to the front elevation, beams to ceiling and French doors opening into the conservatory which has full length glazed windows, tiled flooring patio doors opening in to the rear garden and door to the kitchen. The recently re-fitted kitchen/breakfast room is also accessed from the dining room and is fitted with a comprehensive range of kitchen units, space for Range style cooker, plumbing for dishwasher and windows to both side and rear elevations. There is a rear hall with cloaks/w.c. and utility room fitted with a range of kitchen units, plumbing for washing machine, double sized shower cubicle, newly replaced wall mounted gas fired boiler and access to the garage.

On the first floor via stairs and landing with window to the rear elevation and access to the loft space. The master bedroom has two windows to the front elevation and window to the rear elevation. Bedroom two has a built-in cupboard and window to the front elevation. The inner landing gives access to the family bathroom which contains a four piece suite of panelled bath, separate shower cubicle,

pedestal wash hand basin, low level w.c. and glazed window to the side elevation. Bedroom three overlooks the rear garden.

### **OUTSIDE**

A gated gravelled driveway provides ample off road parking and leads to the attached single garage access via double timber doors, window to side elevation, eaves storage and internal door. The mature front garden enjoys excellent screening and has a lawned area with inset tree and well stocked borders. There is a gated side access leading to the mature well stocked rear garden which has a paved patio area, steps and rockery rising to a large lawn with well stocked borders and mature trees. The garden enjoys a sunny aspect and is particularly private.

### **PRINCIPAL MEASUREMENTS**

Dining room 18'1" x 11'10" ( 5.5m x 3.6m )  
Sitting room 17'5" x 11'10" ( 5.3m x 3.6m )  
Conservatory 16'5" x 6'11" ( 5.0m x 2.1m )  
Kitchen/breakfast room 16'1" x 11'6" ( 4.9m x 3.5m )  
Utility 11'6" x 8'10" ( 3.5m x 2.7m )  
Bedroom one 17'5" x 11'10" ( 5.3m x 3.6m )  
Bedroom two 13'1" x 11'10" ( 4.0m x 3.6m )  
Bedroom three 11'6" x 7'10" ( 3.m x 2.4m )

### **GENERAL INFORMATION**

**Tenure** Freehold

**Outgoings** Council Tax Band E

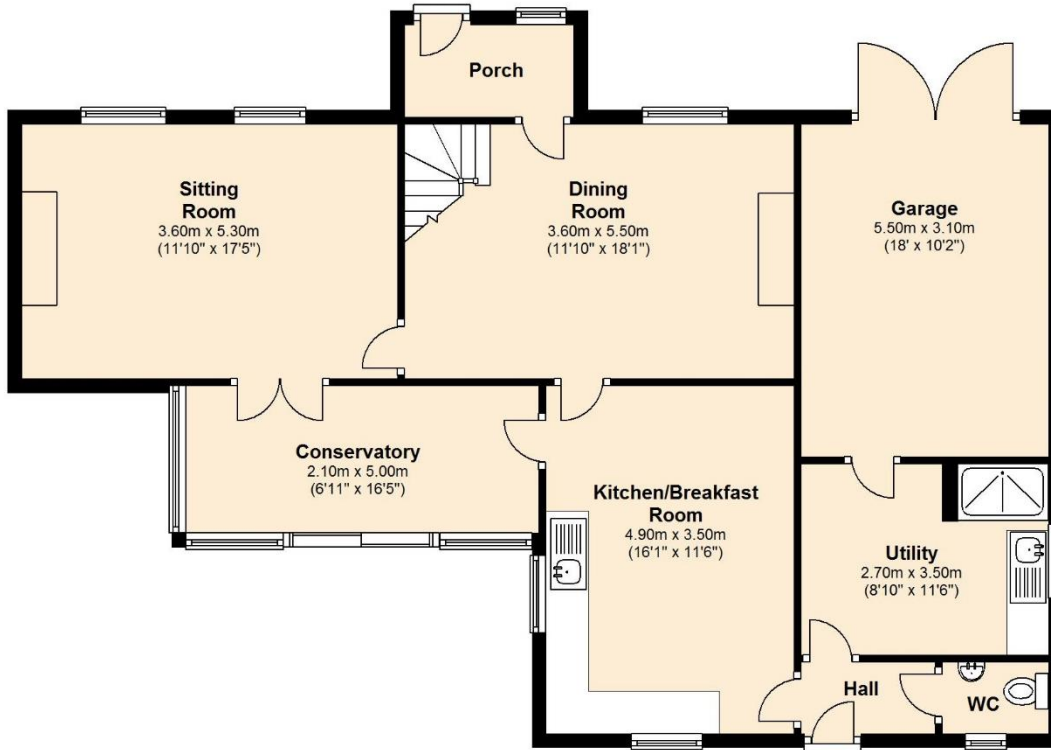
**Local Authority** East Northants District Council

**Viewing** Strictly by appointment with Bletsoes



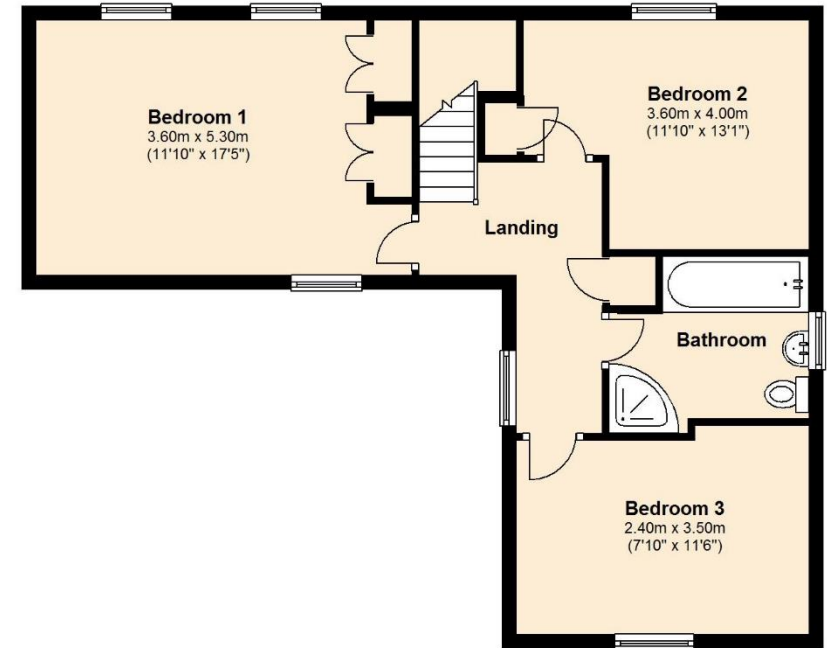
### Ground Floor

Approx. 102.1 sq. metres (1098.9 sq. feet)



### First Floor

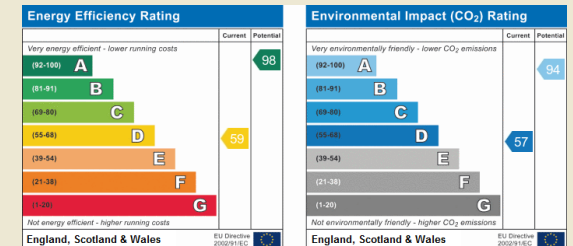
Approx. 55.5 sq. metres (597.8 sq. feet)



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