

Pitsford, Northamptonshire

MICHAEL GRAHAM









A three/four bedroom detached chalet bungalow, backing onto open countryside with countryside views, a single garage and driveway parking, in a cul-de-sac on the edge of the village of Pitsford and for sale with no upper chain.

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9 Broadlands

Pitsford, Northampton,
Northamptonshire, NN6 9AZ

Guide Price £450,000

3 bedrooms

2 reception rooms

2 bathrooms

EPC Rating Band D

The property has approximately 1,846 sq. ft. of versatile accommodation including a porch with a cloak area and an entrance hall with access to the study which could alternatively be used as a fourth bedroom, and has a door to a utility room. The hall also has an opening to the dual aspect sitting room which has an exposed stone wall with an inset fireplace and wood burning stove, and glazed doors to a conservatory with French doors to the rear garden. Both reception rooms have views over the garden and countryside beyond.

An inner hall has a storage cupboard, stairs to the first floor and access to the dining room which has wood burning stove and is open plan to the kitchen. There is also a ground floor bedroom and a four piece bathroom, offering flexibility for single-level living if required.

On the first floor there are two double bedrooms, each with a built-in wardrobe, and countryside views. The principal bedroom also has an en suite bathroom with access to eaves storage.

- Chalet bungalow backing onto open fields
- Three/four double bedrooms
- En-suite and family bathrooms
- Sitting room, conservatory, and kitchen/dining room
- Cul-de-sac location
- Gas to radiator heating
- Driveway parking and garage
- No chain

Additional Information

- Mains Water, Gas, Electricity
- The Local Authority is West Northamptonshire Council
- The property is in council tax band E

Kitchen and Dining Room

The kitchen has views over the garden and countryside and is fitted with a range of units with tiled splashbacks and complementary worksurfaces incorporating a double butler sink with a mixer tap. Appliances include a dishwasher, a fridge/freezer, an eye level oven and microwave and an induction hob with an extractor over. There is a door to the garden and an opening to the dining room which has a wood burning stove, a fitted store cupboard and a space for a table and chairs.













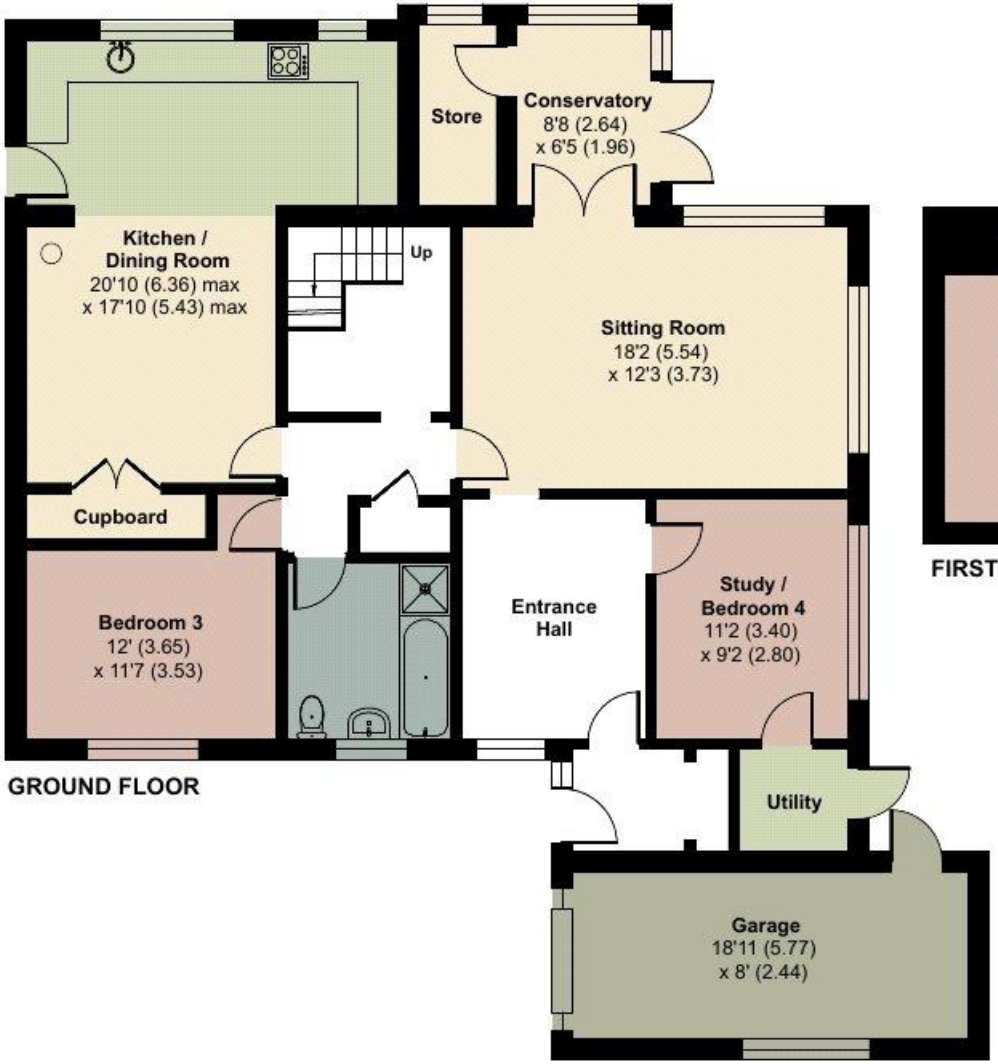
Outside

The front garden is laid to lawn with a line of shrubs bordering the driveway which provides parking for three cars in addition to the nearly 19ft. garage. A side path leads to the enclosed rear garden which has a patio which is accessible from the conservatory, outside lighting and a tap. Steps lead up to the remainder of the garden which is laid to lawn and has a low-level fence to the rear so the countryside views are uninterrupted.

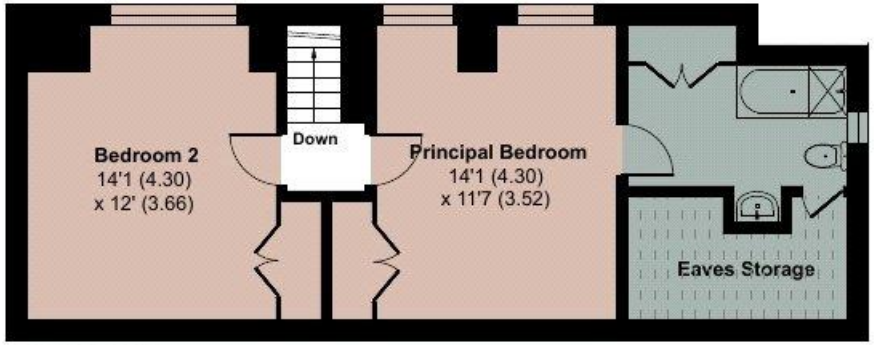


Total = 1998 sq ft / 185.5 sq m
Approximate Area = 1779 sq ft / 165.2 sq m
Limited Use Area(s) = 67 sq ft / 6.2 sq m.
Garage = 152 sq ft / 14.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Michael Graham Estate Agents. REF: 1431304





Situation and Schooling

Pitsford is a village to the north of Northampton in an area of rolling countryside and close to Brixworth Country Park and Pitsford reservoir with trout fishing, sailing facilities and a cycle track. Pitsford has a church, a public house and a primary school and has its own independent school. Local shopping facilities are available at Brixworth, Moulton and Kingsthorpe which has a Waitrose. There is golf at Church Brampton and a leisure centre and Moulton College Equestrian Centre in Moulton. Secondary schooling is available in Moulton a few miles away as well as in Northampton. Local private schools include preparatory schools at Little Houghton, Upton,

A14 junction 2 approx. 8 miles

5 miles from Northampton

51 minutes from London Euston

Northampton Office | 01604 611011

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