

Chapel Brampton, Northamptonshire

MICHAEL GRAHAM







An extended three/four bedroom semi-detached property with a garage, driveway parking and an enclosed rear garden backing on to open fields, in a cul-de-sac on the edge of the village of Chapel Brampton.

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31 Great Close

Chapel Brampton, Northamptonshire, NN6 8AN

Offers Over £350,000

3 bedrooms

2 reception rooms

1 bathroom

EPC Rating Band C

The property has been extended to provide versatile accommodation including a shower room and potential fourth bedroom, currently being used as playroom, on the ground floor. There is now approximately 1,181 sq. ft. of accommodation over two floors which includes an entrance hall with stairs to the first floor and an under stairs cupboard. The sitting/dining room measures 20 ft. 8 x 13 ft. 6, and has a half bay window overlooking the garden and double doors to a garden room which has French doors to the garden. Also on the ground floor is the kitchen/breakfast room and adjoining utility room.

On the first floor the principal bedroom has an L-shape of fitted wardrobes and a window to the front. There are two further double bedrooms and a three piece bathroom with a WC, a washbasin and a P shaped bath with a shower over.

- Semi detached house
- Versatile accommodation
- Three first floor bedrooms, bedroom 4/playroom
- Bathroom and ground floor shower room
- Kitchen/breakfast room, utility room
- Sitting/dining room and garden room
- Garage and driveway parking
- Village location

Additional Information

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

Kitchen/Breakfast Room

The kitchen is fitted with a range of units, including display cabinets, with complementary upstands and worksurfaces incorporating twin round sinks with a mixer tap. Integrated appliances include tow ovens and an induction hob with an extractor over. There is space for a table and chairs and a door to the adjoining utility room which has space for additional appliances and storage, French doors to the garden, a door to the driveway and access to the shower room and fourth bedroom/playroom.













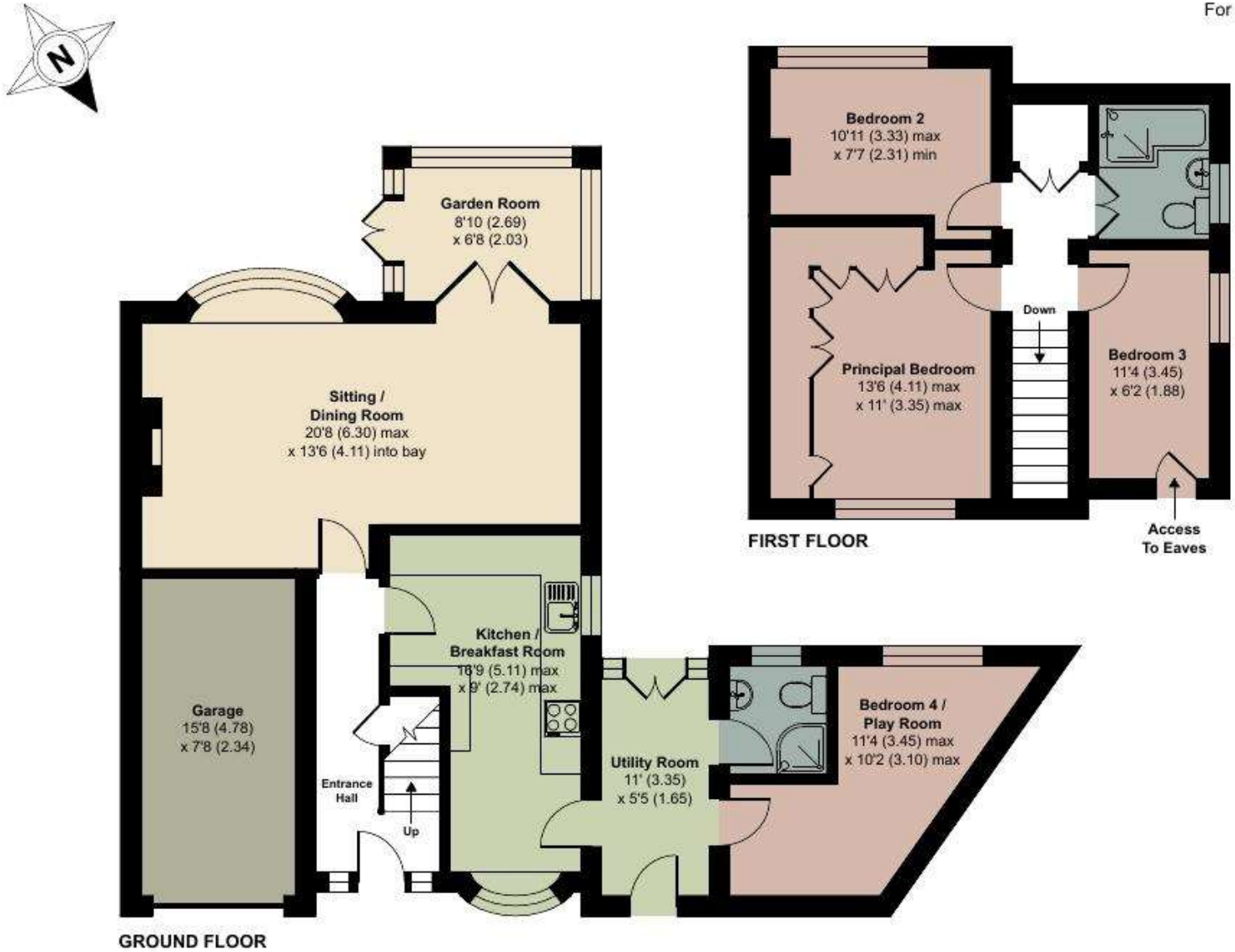
Outside

The front of the property has a block paved driveway provides parking for up to three cars, ahead of the garage and leads to the front door. Gated access at the side of the property leads to the rear. There is a patio which is accessible from the garden room and has a path extending to an additional seating are at the side. The remainder of the garden is laid to lawn with mature trees, hedging and shrubs. There is a summer house, a shed, outside lighting and a tap.



Total = 1301 sq ft / 120.8 sq m
Approximate Area = 1181 sq ft / 109.7 sq m
Garage = 120 sq ft / 11.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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Situation and Schooling

Chapel Brampton is a village 5 miles north of Northampton with two public houses and the Brampton Valley Way for walking and cycling. The village is notable for its distinctive Spencer Estate Victorian sandstone cottages. Local facilities in Brixworth 2.5 miles away, include a supermarket, a butchers, public houses and a restaurant. Kingsthorpe 3.7 miles away has more comprehensive facilities including a Waitrose supermarket and further shopping. Schools in the area include the Guilsborough School Academy Trust and independent schools in Maidwell, Spratton and Pitsford all within 8 miles.

8 miles from M1 junction 16

5 miles from Northampton station

52 minutes from London Euston

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