



92 Redcar Road, Towcester, Northamptonshire, NN12 6LZ

HOWKINS &  
HARRISON



92 Redcar Road,  
Towcester,  
Northamptonshire, NN12 6LZ

Guide Price: £380,000

A well-presented three storey home constructed in 2020 by Bloor Homes to their popular Chastleton design. The well-appointed three bedrooms and two bathrooms are complemented by a sitting room and kitchen/dining room which opens onto the landscaped rear garden. The property further benefits from a single garage and driveway parking for two vehicles.

#### Features

- Three storey townhouse
- Three double bedrooms
- En-suite and family bathroom
- Kitchen/dining room
- Sitting room
- Utility and cloakroom
- Single garage and double width driveway
- Enclosed, landscaped rear garden
- Constructed in 2020
- Energy rating B



## Location

Situated within walking distance of the thriving market town of Towcester's many amenities including shops, bars and restaurants, primary and secondary schools, doctor and dentist surgeries and a leisure centre.

There is good access to the main arterial roads including the M1 motorway at junction 15a, the M40, A5 and A43 with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 50 minutes respectively.

Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcestrians Sports Club, golf at Silverstone and Whittlebury Hall, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course the world famous motor racing at Silverstone.



## Ground Floor

The entrance hallway has stairs rising to the first floor and doorway to the pleasant sitting room which in turn leads to the comprehensively fitted kitchen/dining room with French doors opening into the garden. There is a utility area off the kitchen with a door to the cloakroom.

## First Floor

There are two double bedrooms and a luxurious four-piece bathroom. The spacious landing has stairs both up and down.

## Second Floor

The master bedroom has a feature dormer window, built in wardrobes, a dressing/study area, and an en-suite shower room.

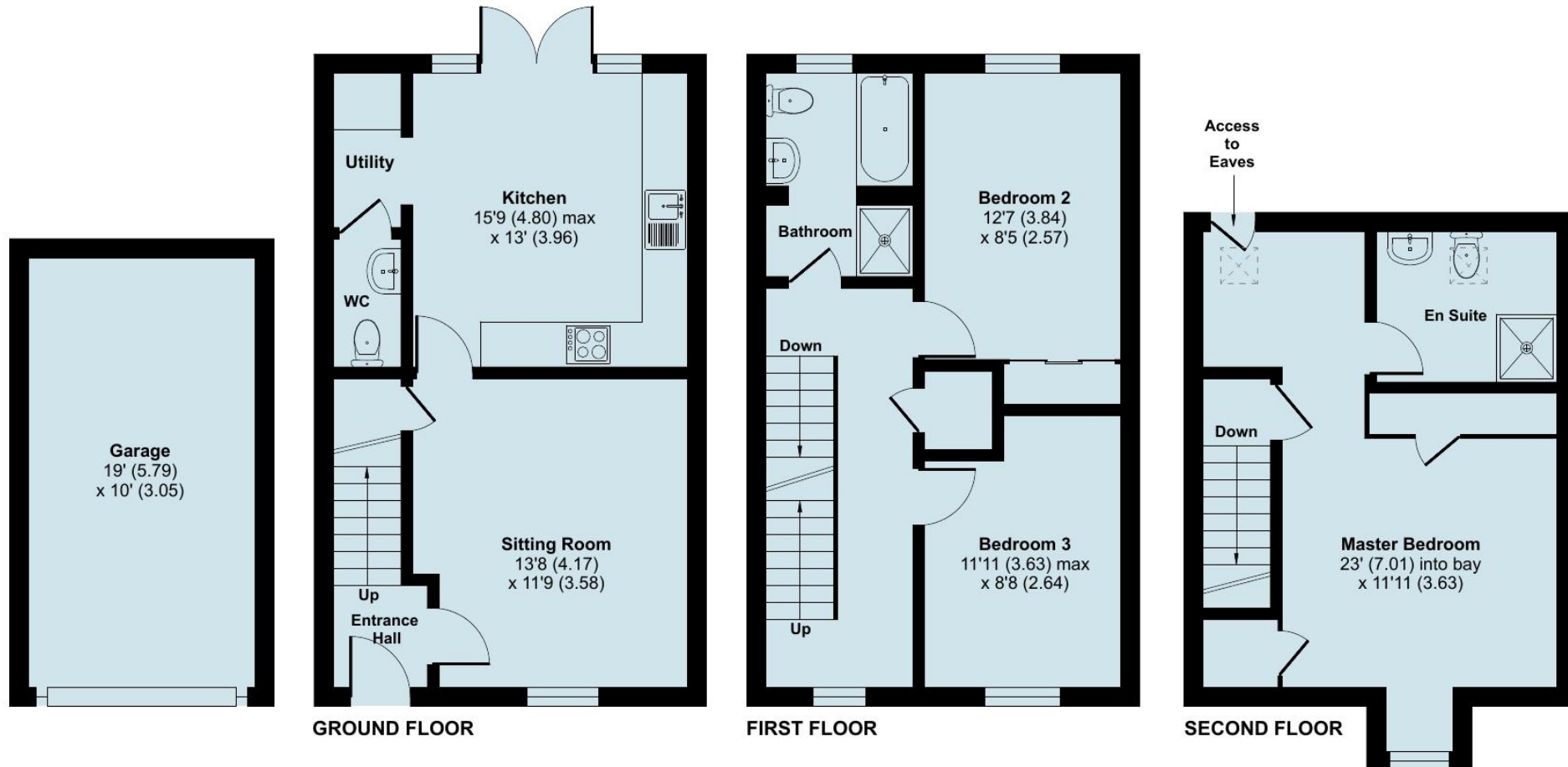
# Redcar Road, Towcester, NN12

Approximate Area = 1176 sq ft / 109.2 sq m

Garage = 190 sq ft / 17.6 sq m

Total = 1366 sq ft / 126.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Howkins & Harrison. REF: 1071472







## Outside

The property is approached by a footpath with the remainder of the front garden enclosed by railings. To the rear of the property, the garden is enclosed on all sides with a patio area and raised border; the remainder being mostly laid to lawn. A courtesy gate from the garden leads to the parking area and single garage with an external EV charging point.



A well-presented three storey,  
three bedroom home







## Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact 01327 353575.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

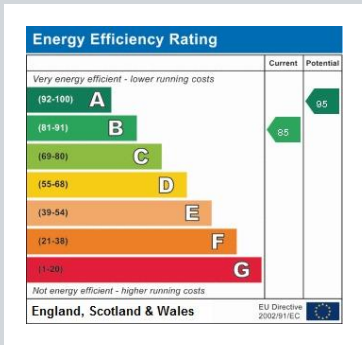
## Services

The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

West Northamptonshire Council – 0300 126 7000

## Council Tax Band - D



## Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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