



33 Leeson Road, Towcester, Northamptonshire, NN12 6EN

HOWKINS &
HARRISON

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Towcester,
Northamptonshire, NN12 6EN

Guide Price: £275,000

Occupying a corner plot in a quiet cul-de-sac within walking distance of the town centre, this three-bedroom semi-detached property is well presented, has a generous enclosed garden and driveway parking.

Features

- Semi-detached property
- Three bedrooms
- Family bathroom
- Open plan kitchen/dining/living room
- Enclosed rear garden
- Off-road parking for three vehicles
- Energy rating C



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

Entrance hall leading to the spacious kitchen/dining/living area, with sliding doors at the rear allowing access to the garden.

First floor

Three bedrooms and a family bathroom.

Outside

The property occupies a corner plot, benefitting from driveway parking to the right of the property, but also a further two allocated tandem parking spaces sit to the left of the neighbouring property. To the rear is a generous, enclosed garden which is mostly laid to lawn, complete with a decked seating area and two garden sheds.

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.

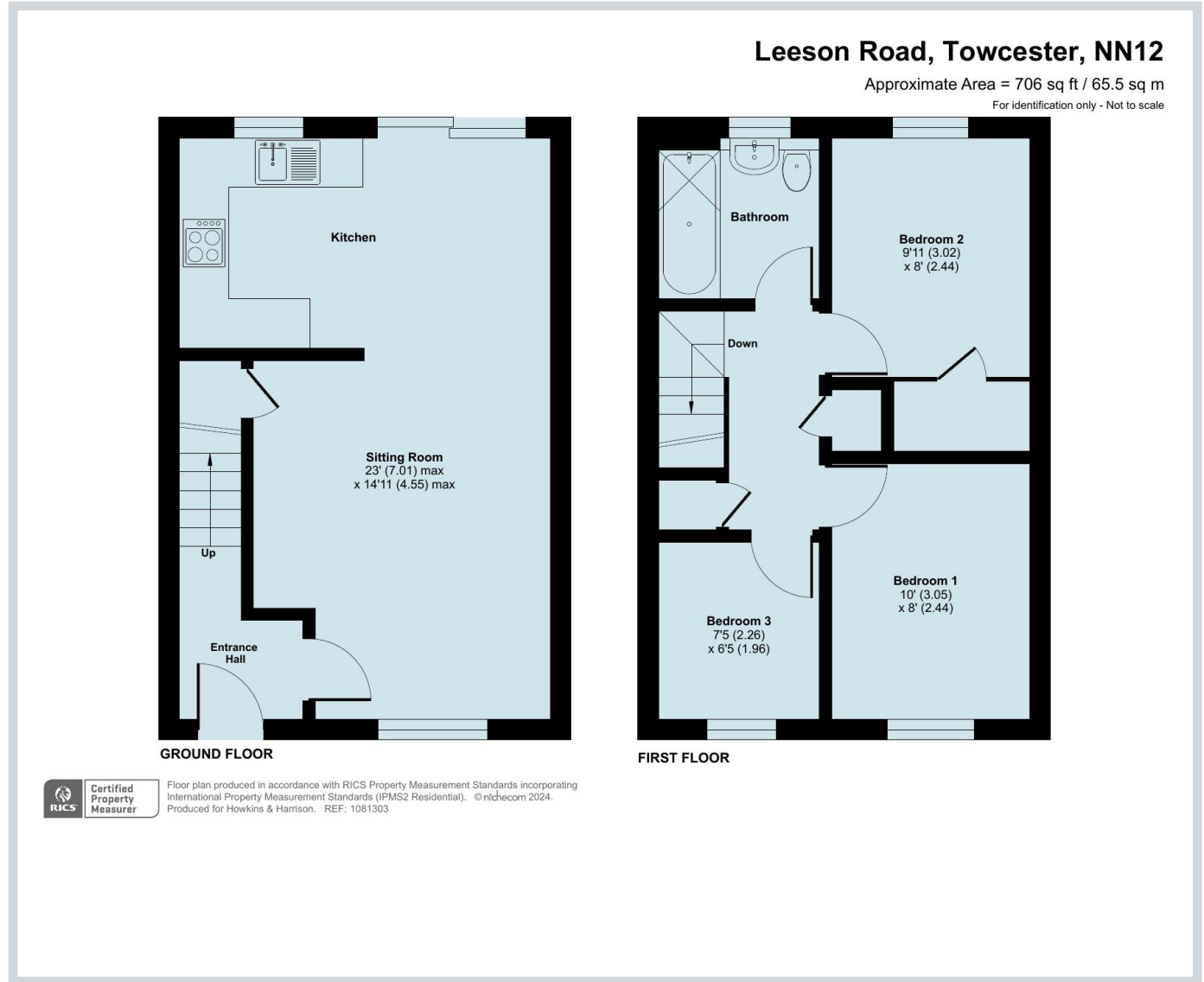
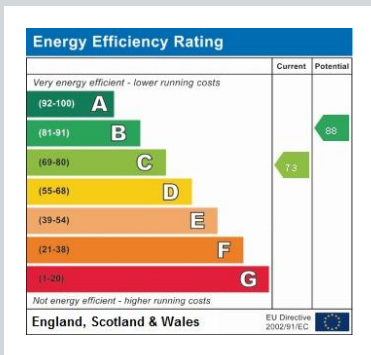
Services

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 - B



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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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