



7 Mill Lane, Grimscote, Northamptonshire, NN12 8LJ

HOWKINS &
HARRISON

7 Mill Lane,
Grimscote, Towcester
Northamptonshire, NN12 8LJ

Guide Price: £830,000

A substantial, detached, four-bedroom property privately located within the rural hamlet of Grimscote. Built in 2011, the property offers spacious and flexible living space, complete with a large garden, a double garage and ample parking.

Features

- Stone built property constructed in 2011
- Master bedroom with en-suite
- Three further bedrooms
- Family bathroom
- Two reception rooms
- Kitchen/breakfast room
- Utility room
- Study
- Double garage and Summerhouse
- Large garden and ample parking
- EPC rating C



Location

Grimscote is a small hamlet north of Towcester surrounded by open countryside. There are excellent road links to the M1 and M40 via the A43. The amenities of Towcester are situated some 4 miles to the south and include a leisure centre, secondary schooling, public houses and restaurants. Primary schooling is provided in the neighbouring village of Pattishall with excellent private education available at nearby Winchester House, Carrdus School, Akeley Wood, Stowe School and Northampton Boys and Girls schools.

Train stations at Northampton and Milton Keynes offer services to London Euston with journey times of around 35 minutes from Milton Keynes.

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

Generous entrance hall with a cloakroom and access to the kitchen complete with an electric Aga, a pantry cupboard and a utility room. Further down the hall, is the spacious sitting room, with vaulted ceilings, exposed beams and a wood burner. There is also a study and further family room, complete with oak flooring and doors throughout.

First Floor

The master bedroom benefits from fitted wardrobes and an en-suite. The first floor also includes three further bedrooms, and a family bathroom with a freestanding bath and separate shower.

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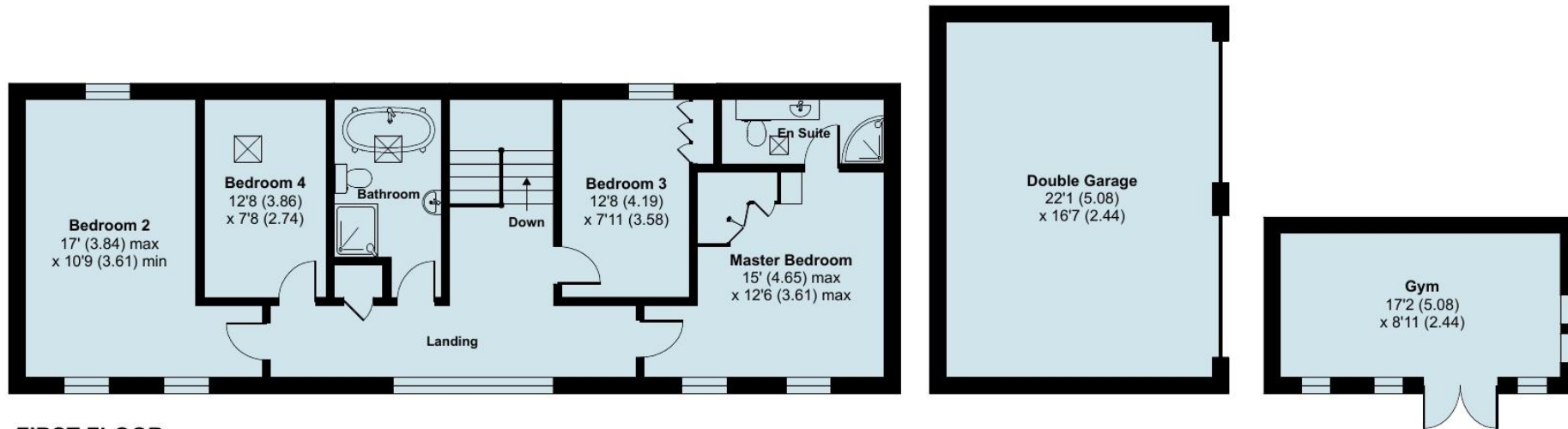
Approximate Area = 2206 sq ft / 204.9 sq m

Garage = 369 sq ft / 34.3 sq m

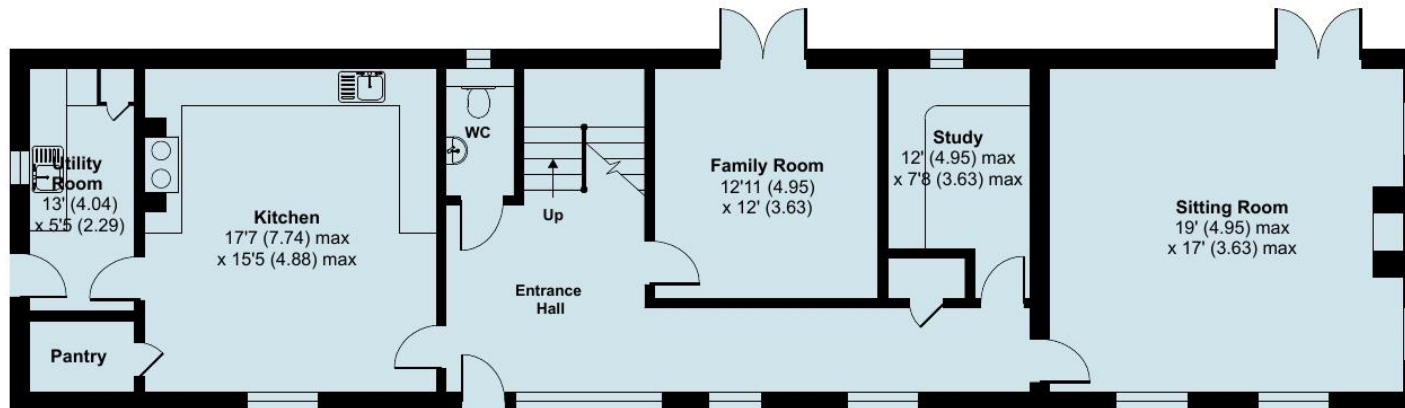
Gym = 157 sq ft / 14.6 sq m

Total = 2732 sq ft / 253.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Howkins & Harrison. REF: 1088576



Outside

A gated driveway at the front of the property provides ample off-road parking, with access to the double garage. The door off the utility room provides access to a patio area and the summerhouse, currently set up as a home gym.

The remainder of the garden to the rear and side of the property is mostly laid to lawn with mature shrubs and trees and a further patio area.



A substantial, detached,
four-bedroom property





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.

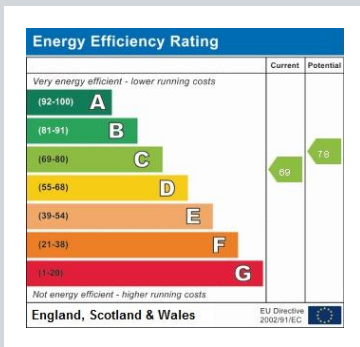
Services

The following services are connected to this property: 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, and drainage services.

Local Authority

West Northamptonshire Council – 0300 126 7000

Council Tax Band - G



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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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