



3 Butchers Lane, Pattishall, Northamptonshire, NN12 8LE

HOWKINS &
HARRISON

3 Butchers Lane, Pattishall,
Northamptonshire
NN12 8LE

Guide Price: £600,000

Constructed originally as a bungalow in the 1950's, the property has been later extended to form a spacious and comfortable family home. The accommodation on the ground floor now comprises a sitting room, family room, conservatory, kitchen / breakfast room, double bedroom and shower room, with the first floor providing two further large bedrooms and another shower room. There is a single garage with attached utility room. Situated centrally on a plot of one third of an acre, the property offers great scope for further extension and remodeling.

Features

- Detached family home
- Two reception rooms
- Conservatory addition
- Ground floor bedroom & shower
- Two large first floor bedrooms
- Single garage & parking
- Third of an acre plot
- Great opportunity to extend
- Oil central heating
- Energy rating - G



Location

Situated in the pretty South Northamptonshire countryside, the parish village of Pattishall boasts a church, parish hall, primary school with pre-school and nursery, farm shop, a large playing field with football, cricket and tennis facilities with play equipment, two further play areas, pub/restaurant, and a variety of groups and societies. 'Pattishall in the Park' is an annual music festival. A fish & chip van, mobile library and mobile butcher visit the village on a weekly basis.

There is good access to the main arterial roads including the A5, M1 motorway at junction 15a, the M40 and A43 with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 1 hour respectively.

Local amenities can be found at either Greens Norton, Silverstone or Towcester, all having doctors' surgeries with a number of dentists in Towcester.

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 porch leads to the central hallway which opens to the sitting room, kitchen / breakfast room, double bedroom, shower room, and family room with conservatory beyond, with double doors opening into the mature garden

First Floor

Off the landing are two large bedrooms and a shower room.

Butchers Lane, Pattishall, Towcester, NN12

Approximate Area = 1751 sq ft / 162.6 sq m

Limited Use Area(s) = 98 sq ft / 9.1 sq m

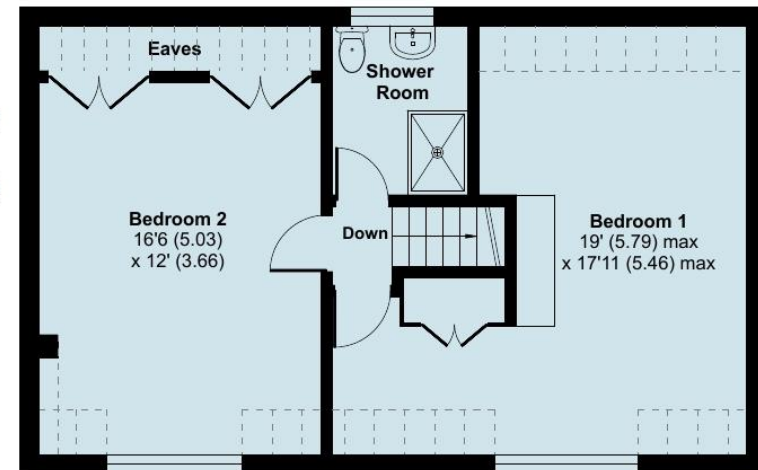
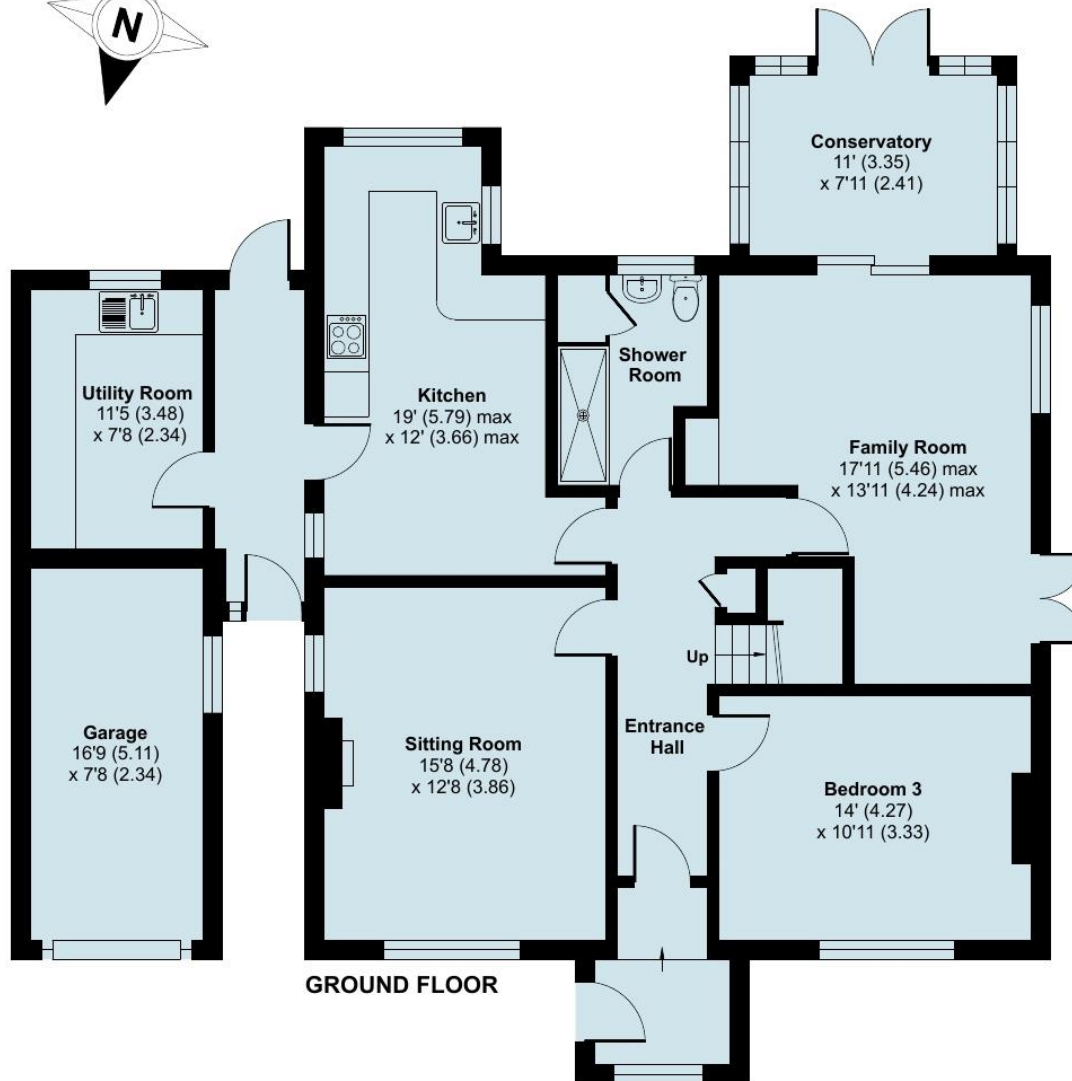
Garage = 127 sq ft / 11.7 sq m

Total = 1976 sq ft / 183.4 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Howkins & Harrison. REF: 1118895



Outside

The property occupies a plot of some one-third of an acre on the edge of this popular village. Sitting centrally on the plot, there are generous gardens, to the front, side and rear, with a long driveway and single garage, behind which sits the utility room.

Agents Note

It is the vendors intention to insert a Development Uplift Clause of 30% over the next 25 years, triggered by Planning Permission being granted for any additional property (ies).

Situated centrally on a plot of one third of an acre, this spacious and comfortable family home enjoys generous gardens to the front, side and rear.





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.

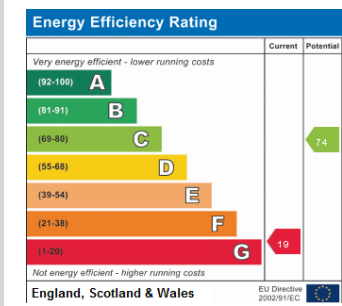
Services

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 - E



Produced on May 1, 2024.
© Crown copyright and database right 2024 (licence number 100059532)

**HOWKINS &
HARRISON**

Howkins & Harrison

98a Watling Street, Towcester, Northamptonshire NN12 6BT

Telephone 01327 353575
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

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.



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.