



12 Herbert Gardens, Towcester, Northamptonshire, NN12 7BB

HOWKINS &
HARRISON

12 Herbert Gardens, Towcester,
Northamptonshire
NN12 7BB

Guide Price: £600,000

A substantial five bedroom detached family home, well situated on the ever popular Shires development and set in a no-through road. Presented in excellent condition throughout, the property offers five bedrooms (including two en-suite), a stunning sitting/dining room with a vaulted ceiling overlooking the garden, a family /study room, kitchen/breakfast room and a utility. There is a detached double garage, driveway parking and an enclosed private garden.

Features

- Detached property
- Master bedroom en-suite with dressing room
- Bedroom two en-suite
- Three further bedrooms & family bathroom
- Sitting/dining room
- Family room/study
- Kitchen/breakfast room
- Double garage & driveway parking
- Enclosed private garden
- 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, family room/study, cloakroom, kitchen/breakfast room with French doors opening onto the patio and a range of fitted units and integrated appliances including a range style cooker, dishwasher and fridge freezer. The utility room also has a door to the garden. The stunning and extended sitting/dining room with a vaulted ceiling and French doors leading to the garden completes the ground floor accommodation.

First Floor

Bedroom two has fitted wardrobes and an en-suite, there are three further bedrooms and a family bathroom.

Second Floor

The master bedroom has a large dressing area and an en-suite bathroom with a feature free standing bath.

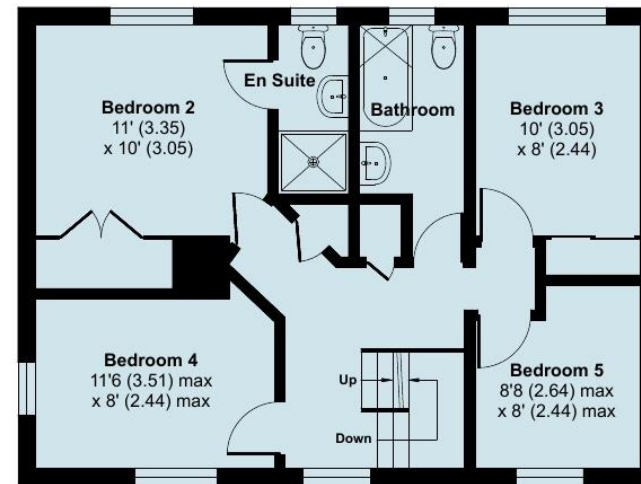
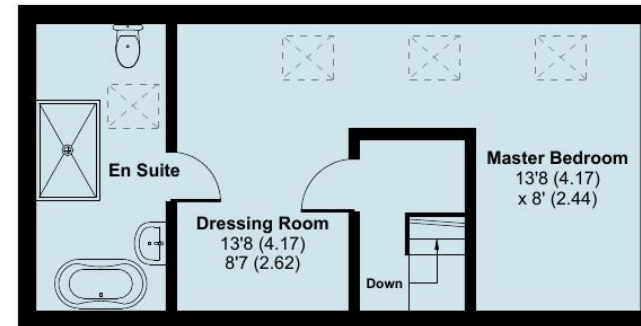
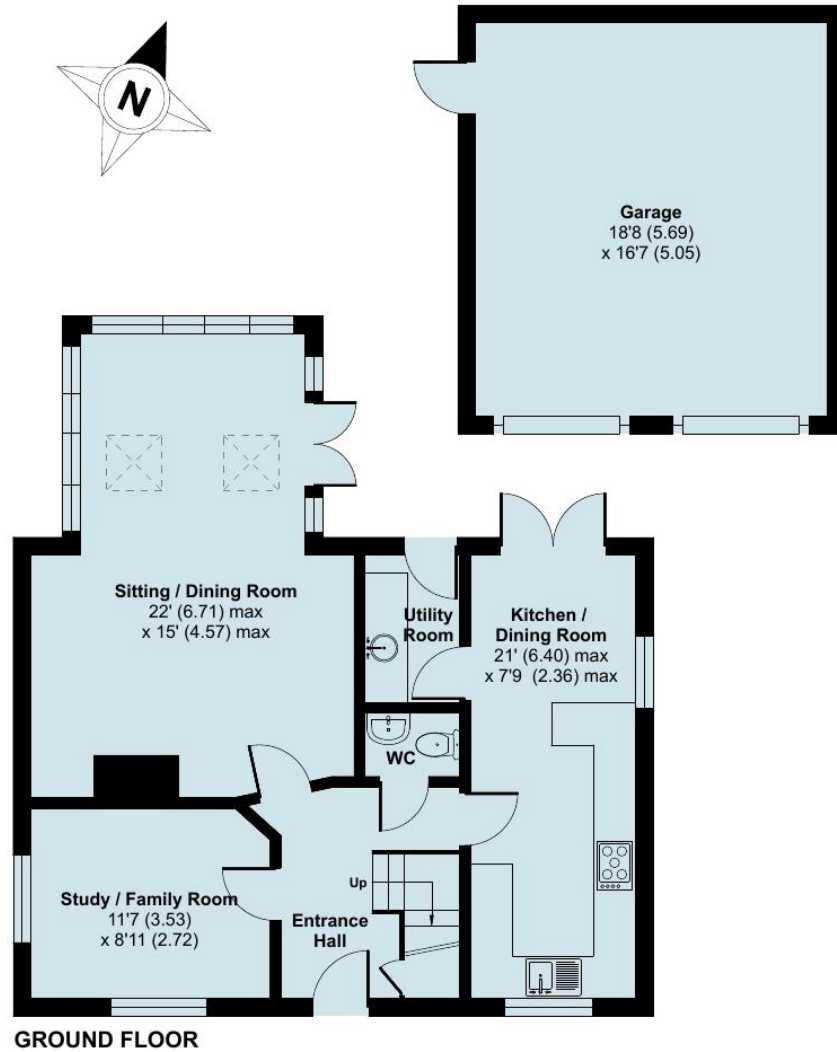
Herbert Gardens, Towcester, NN12

Approximate Area = 1708 sq ft / 158.6 sq m

Garage = 311 sq ft / 28.8 sq m

Total = 2019 sq ft / 187.4 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: 1125581



Outside

The property sits in a no through road on the sought after Shire development and is approached via a driveway offering parking for two cars and leading to the double garage. A footpath leads to the front door and there is a courtesy gate leading to the rear garden. The remainder of the front garden is mostly laid to lawn edged with mature shrubs.

To the rear of the property, the garden has been thoughtfully planted. Mostly laid to lawn with a large patio entertaining area, the garden benefits from mature trees and shrub borders. There is a courtesy door into the garage.

Please note the hot tub is available by separate negotiation.

Presented in excellent condition, this substantial five bedroom detached family home is well situated on the ever popular Shires development and set in a no-through road.





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.

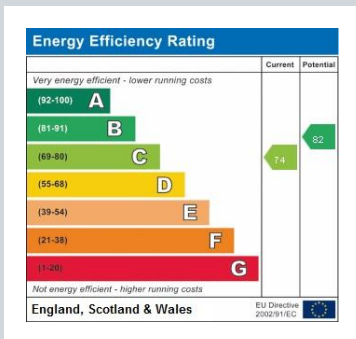
Services

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



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.



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