



Coalers Croft, 6 Watling Street East, Fosters Booth, Northamptonshire, NN12 8LB

HOWKINS &  
HARRISON

Coalers Croft,  
6 Watling Street East,  
Fosters Booth, Northamptonshire  
NN12 8LB

Guide Price: £425,000

Coalers Croft is a characterful stone built cottage complete with mature gardens and off road parking. The accommodation extends to sitting room, dining room, family room, kitchen / breakfast room, cloakroom, cellar, three bedrooms and family bathroom. There are pretty cottage gardens and driveway parking for at least two cars.

#### Features

- Character period stone cottage
- Three reception rooms
- Kitchen / breakfast room
- Cellar & Cloakroom
- Three Bedrooms
- Family Bathroom
- Wood burning stove
- Pretty cottage gardens
- Driveway parking
- Oil boiler / radiator central heating
- Energy rating - F



## Location

The hamlet of Fosters Booth lies on the A5 Watling Street approximately 4 miles north of Towcester.

There is good access to the main arterial roads including M1 motorway at junction 16 or 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. Local amenities including supermarkets and a leisure centre can be found 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 front door opens into the sitting room which has a wood burning stove. Door leads down to the cellar. To the right is the family room, to the left is the dining room, which then leads into the inner hallway with a cloakroom, beyond which is the kitchen / breakfast room.

## First Floor

There are two generous double bedrooms, and a small double / single bedroom, along with a family bathroom.





## Outside

There are pretty cottage gardens to the front of the property, enclosed by a low brick wall and picket gate. The majority of the garden is to the side, which is lawned and shielded by mature hedging. To the furthest left-hand side is off-road parking for at least two cars.



Coalers Croft is a three bed roomed, characterful stone built cottage complete with mature gardens and off road parking.





## 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. Oil boiler.

## Local Authority

West Northamptonshire Council – 0300 126 7000

## Council Tax Band - D

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83   B
69-80	C		
55-68	D		
39-54	E		
21-38	F	32   F	
1-20	G		

## Howkins & Harrison

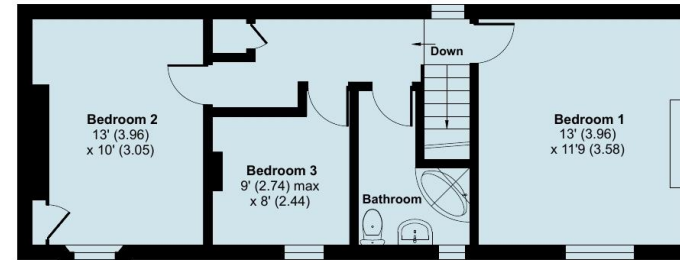
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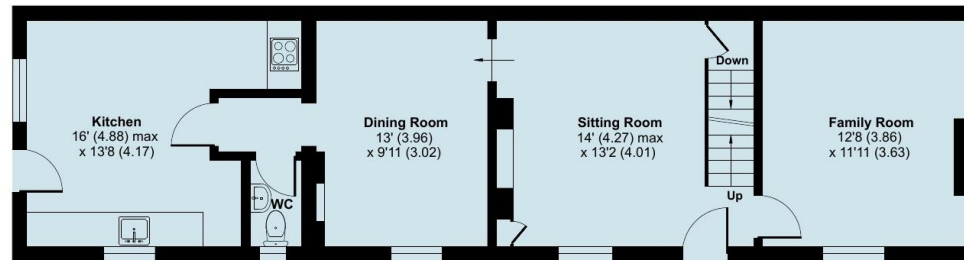
## Watling Street East, Fosters Booth, Towcester, NN12

Approximate Area = 1385 sq ft / 128.6 sq m

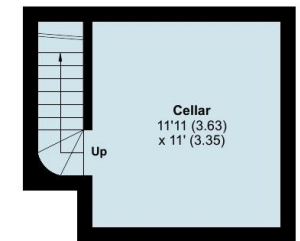
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



LOWER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Howkins & Harrison. REF: 1145125

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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