



5 The Paddock, Lois Weedon, Northamptonshire, NN12 8QB

** DRAFT **

HOWKINS &
HARRISON

5, The Paddock Lois Weedon,
Northamptonshire,
NN12 8QB

Guide Price: £725,000

Privately situated within the sought after village of Lois Weedon, this detached property is presented in excellent condition throughout. Extending to over 2,000 sq ft, the property boasts a master bedroom with en-suite, four further spacious bedrooms, family bathroom, in addition to a sitting room, dining room, kitchen/dining room with a separate utility room, cloakroom, and a study. The property also benefits from a double garage, ample off-road parking and an enclosed garden.

Features

- Privately situated detached property
- Sought after village location
- Five bedrooms (including master with en-suite)
- Spacious sitting room
- Dining room
- Kitchen with separate utility room
- Study
- Enclosed rear garden
- Double garage and ample off-road parking
- Energy rating D



Location

The village of Lois Weedon is set in the upper Tove valley in the rolling South Northamptonshire countryside and is coupled with the nearby village of Weston just under a mile away. There is excellent schooling in the area including St. Loys Primary School which also has a pre-school. The local pub, 'The Crown Inn' situated in Weston boasts an award-winning restaurant.

There is good access to the main arterial roads including the A43, A5, M1 motorway at junction 15a and the M40, with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 and 50 minutes respectively.

Sporting activities in the area include golf at Whittlebury Hall and Silverstone, sailing at Draycote water, Pitsford and Hollowell Reservoirs, horse racing at Towcester and of course motor racing at the world famous Silverstone race circuit.



Ground Floor

Entrance hall, with a cloakroom and large storage cupboard, study, kitchen/dining room with a range of fitted units, separate utility room, dining room, and a spacious sitting room, enjoying a bay window and a log burner. Both the dining room and sitting room benefit from patio doors leading to the rear garden.

First Floor

Master bedroom with recently refurbished en-suite, four further spacious bedrooms and a family bathroom.





Outside

The property sits in a private position and is approached by a block paved driveway, offering ample off-road parking and access to the double garage. Two courtesy gates lead to the rear garden sited either side of the property.

To the rear of the property, the west facing garden is enclosed on all sides. The garden has a large patio seating area, extensive flower beds, lawn, and mature trees and shrubs.



Extending to over 2,000 sq ft and privately situated within the sought after village of Lois Weedon, this detached property is presented in excellent condition throughout.





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.

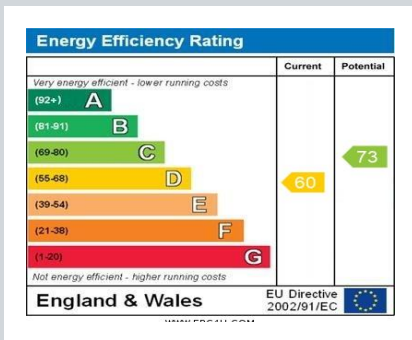
Services

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 fed boiler and central heating.

Local Authority

West Northamptonshire Council – 0300 126 7000

Council Tax Band - F



The Paddock, Lois Weedon, Towcester, NN12

Approximate Area = 2014 sq ft / 187.1 sq m

Limited Use Area(s) = 118 sq ft / 10.9 sq m

Garage = 376 sq ft / 34.9 sq m

Total = 2508 sq ft / 232.9 sq m

For identification only - Not to scale



Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Howkins & Harrison. REF: 1158508

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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.