



15 High Street, Greens Norton, Northamptonshire, NN12 8BA

HOWKINS &  
HARRISON



15, High Street Greens Norton,  
Northamptonshire, NN12 8BA

Guide Price: £472,000

An exciting opportunity to acquire this delightful cottage in need of modernisation and updating and located in the heart of the popular village of Greens Norton. Offering three generous double bedrooms, two reception rooms, a bathroom and a ground floor shower room, the property also benefits from an enclosed garden and off-road parking.

#### Features

- Delightful cottage
- Three generous double bedrooms
- Family bathroom
- Spacious sitting room
- Dining room
- Kitchen/breakfast room
- Ground floor shower room
- Rear hallway
- Tiered gardens
- Ample off-road parking
- Energy rating E





## Location

The highly regarded village of Greens Norton is located approx. 2 miles from the town of Towcester and approx. 11 miles from Northampton. The village benefits from a pre-school, primary school, children's playground, cricket and football pitches, post office, village shop, butchers, medical surgery, church, village hall and a public house. Further primary schools are in the nearby villages of Silverstone, Lois Weedon, Helmdon and Syresham with secondary schools in Towcester and Northampton and a wide range of independent schools in the area catering for all age groups. A school bus runs from the village to Sponne School in Towcester.

Other local amenities including major supermarkets and a leisure centre can be found at Towcester along with doctors' surgeries and a number of dentists. There is good access to the A43, M1, the M40 and 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.



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Land App



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## Ground Floor

Entrance hall, spacious sitting room, dining room, kitchen/breakfast room with a range of fitted units, shower room and rear hallway/garden room with a door opening onto the patio and garden beyond.

## First Floor

There are three generous double bedrooms, all with fitted wardrobes, and a family bathroom.

## Outside

The property is approached through a picket gate leading to the entrance porch. The garden is retained by a low-level wall and planted with mature trees and shrubs. Immediately to the rear of the property is a patio area with steps leading up to the garden which is mostly laid to lawn bordered with mature trees and shrubs. There is a disused brick-built piggyery. A few more steps lead to the final tier of the garden offering ample parking with a driveway connected to School Lane.

## 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.

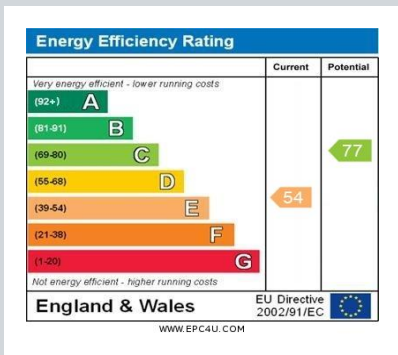
## Services

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

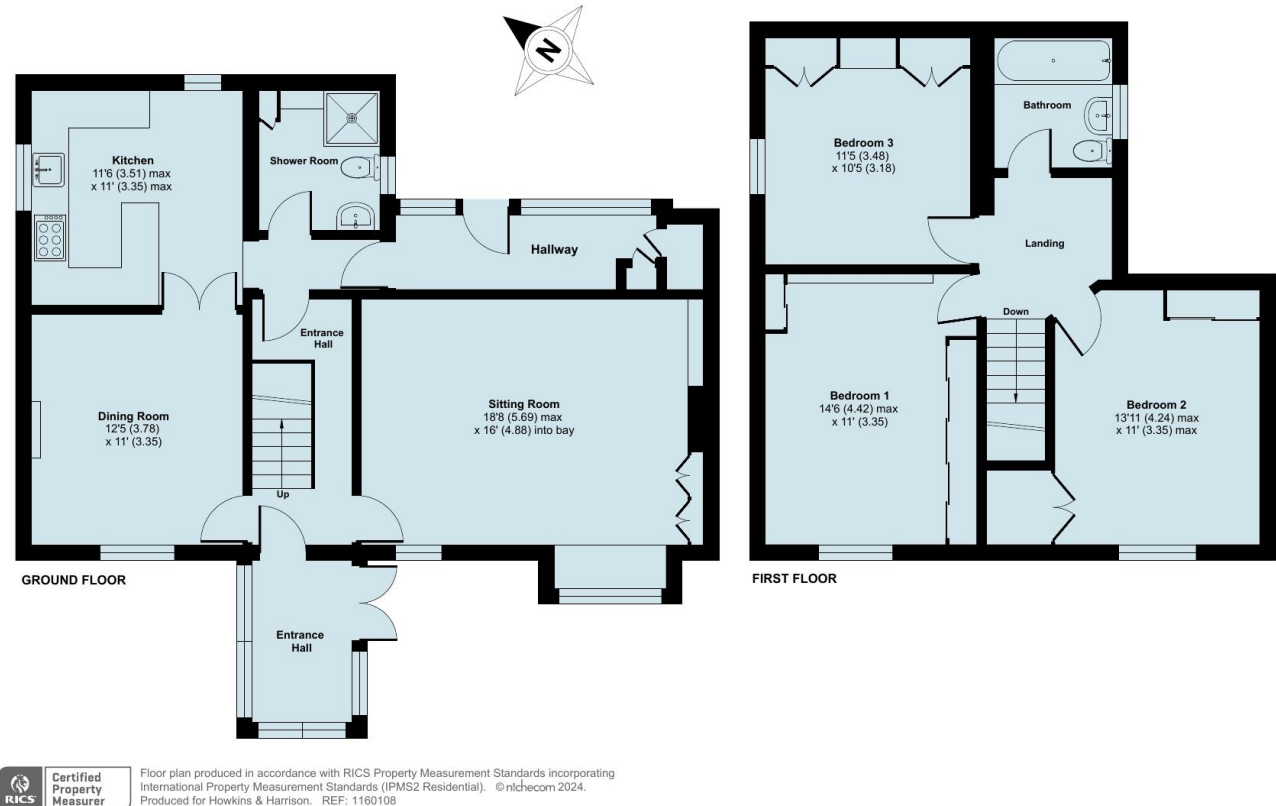
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## High Street, Greens Norton, Towcester, NN12

Approximate Area = 1437 sq ft / 133.5 sq m

For identification only - Not to scale



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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