



43 Lumber Lane, Paulerspury, Northamptonshire, NN12 7ND

HOWKINS &
HARRISON

43 Lumber Lane,
Paulerspury,
Northamptonshire, NN12 7ND

Guide Price: £1,100,000

A substantial, detached, individual, five bedroom family home, constructed in 2013 of local stone and brick under a slate roof. The property is centered around a superb kitchen/dining/family room which opens onto the flat, level, south-westerly facing rear garden with open views beyond. In addition, there is a sitting room, study, cloakroom, utility, five bedrooms, three bathrooms, plentiful driveway parking, double garage with separate staircase to a room above.

Features

- Substantial detached family home
- Five bedrooms and three bathrooms
- Superb kitchen/dining/family room
- Study
- Utility and cloakroom
- Detached double garage with room above
- Extensive driveway parking
- South-west facing garden
- Open farmland views to rear
- Energy rating C



Location

The picturesque village of Paulerspury lies approximately 3 miles south of the market town of Towcester and 10 miles north of Milton Keynes along the A5 road. The village has a primary school with pre-school, recreation ground with play equipment, doctors' surgery, church, village hall and public house. A petrol station with Budgens mini-supermarket is situated at the junction of Grays Lane on the A5.

There is good access to the M1 motorway at junction 15a, the M40 and train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 55 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

The hallway has a cloakroom and leads through double doors to the sitting room which is dual aspect and has a fireplace with woodburning stove. There is also a study and superb kitchen/dining/family room which is well appointed, has a utility room off, and double doors opening to the beautiful garden.

First Floor

A spacious landing leads to the master bedroom, complete with vaulted ceiling, double doors with Juliet balcony, expanse of wardrobes and lovely en-suite. Bedroom two also enjoys an en-suite shower room, there are three other double bedrooms and luxurious family bathroom.





Outside

There is driveway parking for numerous cars, providing access to the detached double garage, which also has a room above accessed via a separate staircase.

There is a large, lawned front garden, and gated access to the generous lawned rear garden, with large patio and decking, all enjoying a south-westerly aspect and far reaching views over open farmland.



A substantial, detached, individual, five-bedroom family home with a superb kitchen/dining/family room, sitting room, study, cloakroom, utility, three bathrooms, plentiful driveway parking, double garage with separate staircase to a room above.





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.

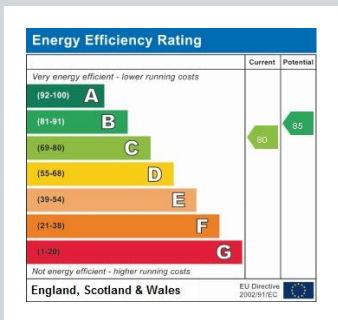
Services

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 - G



Howkins & Harrison

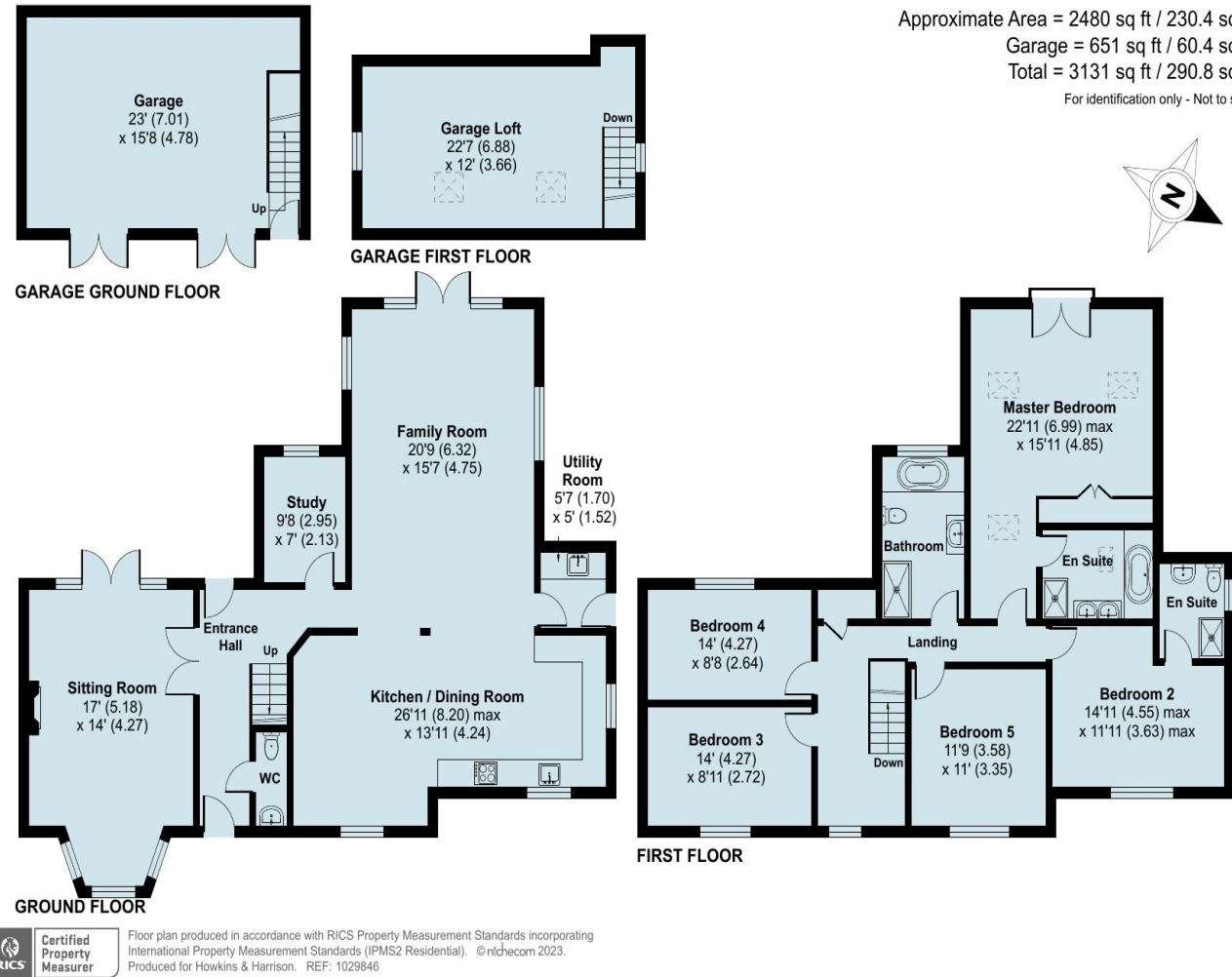
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Lumber Lane, Paulerspury, Towcester, NN12

Approximate Area = 2480 sq ft / 230.4 sq m
 Garage = 651 sq ft / 60.4 sq m
 Total = 3131 sq ft / 290.8 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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