



6 Northampton Road, Litchborough, Northamptonshire, NN12 8JB

HOWKINS &  
HARRISON



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Litchborough,  
Northamptonshire NN12 8JB

Guide Price: £325,000

Presented with no onward chain, this modern three bedroom stone fronted cottage is beautifully presented throughout. The accommodation is set over three floors, to include a kitchen, sitting/dining room, cloakroom, three spacious bedrooms and a family bathroom. The property enjoys a south facing rear garden and two allocated parking spaces in a private courtyard.

### Features

- Village location
- Master bedroom with an en-suite
- Two further bedrooms
- Family bathroom
- Kitchen
- Sitting/dining room
- Cloakroom
- Enclosed south facing garden
- Two allocated parking spaces
- Energy rating C



## Location

The village of Litchborough lies approximately 1 mile west of the A5 on the former B4525 Northampton to Banbury Road. Towcester is approximately 5 miles away, Northampton 10 miles and Milton Keynes 22 miles. There is good access to the A43, M1 and 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.

The village has a new village hall providing a superb amenity for the village and a children's park. Nearby primary schools are found in Blakesley, Pattishall, Bugbrooke and Greens Norton with Towcester having both primary and secondary schools. Local amenities can be found at either Greens Norton, Silverstone or Towcester, all having doctors' surgeries with a number of dentists in Towcester.



## Ground Floor

Entrance hall, kitchen with a range of fitted units, cloakroom, sitting/dining room with ceramic tiled floor, underfloor heating and double doors leading to the rear garden.

## First Floor

Two double bedrooms and a family bathroom.

## Second Floor

Master bedroom with an en-suite shower room and fitted wardrobes.

## Outside

Conveniently situated close to the centre of the village, the property is approached by a footpath leading to the front door. The front garden is mostly laid to lawn with mature shrubs. To the rear of the property, the south facing garden is mostly laid to lawn, with a composite decked area. A gate leads to the private parking courtyard where there are two allocated spaces, accessed through the neighbouring road.



## Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact 01327 353575.

## Fixtures and Fittings

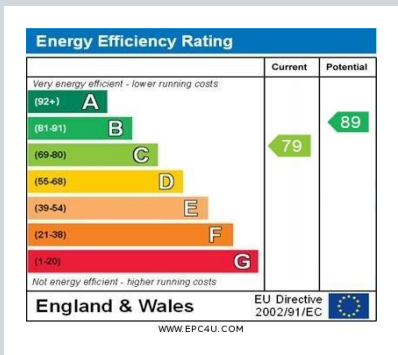
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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 and drainage services. LPG Gas – please discuss with agent.

## Local Authority

West Northamptonshire Council – 0300 126 7000



## Howkins & Harrison

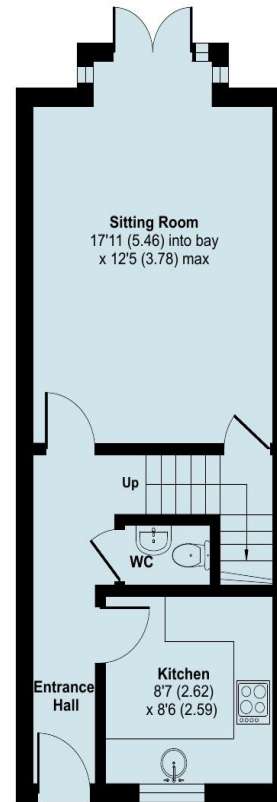
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 Twitter HowkinsLLP  
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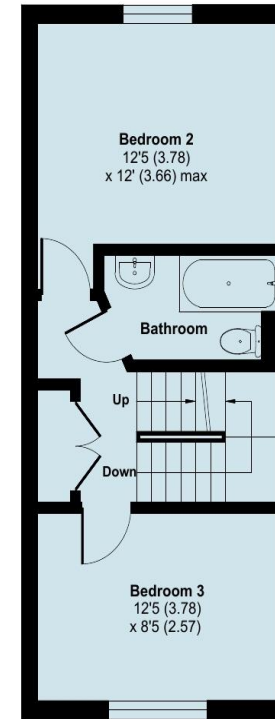
## Northampton Road, Litchborough, Towcester, NN12

Approximate Area = 1046 sq ft / 97.2 sq m

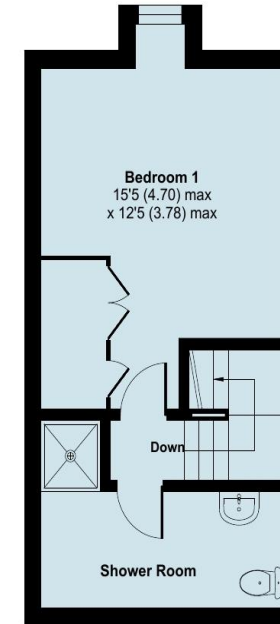
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2024. Produced for Howkins & Harrison. REF: 1181119

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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