



Robin's Nest, Greenway, Eastcote, Northamptonshire, NN12 8NH

HOWKINS &  
HARRISON

# Robin's Nest, Greenway, Eastcote, Northamptonshire, NN12 8NH

Guide Price: £365,000

Built to a high specification, this delightful, mid-terrace property is situated in the sought-after village of Eastcote. Enjoying countryside views, the accommodation extends to approximately 1,060sqft, to include an open plan sitting/kitchen/dining room, cloakroom, three bedrooms, family bathroom, garden, and driveway parking.

## Features

- Village location
- Built to a high specification.
- Mid-terrace
- Open plan kitchen/living/dining room
- Cloakroom
- Three bedrooms
- Family bathroom
- Enclosed and landscaped rear garden
- Air source heat pump & Solar panels
- Off-road parking with Car port
- Energy rating TBC



## Location

Eastcote is a small village with a public house (which is also a brewery) and is situated approximately 4 miles north of Towcester annexed to the parish of Pattishall which has a church, parish hall, primary school with pre-school and nursery, a large playing field with football, cricket and tennis facilities with play equipment, two further play areas, a restaurant, and a variety of groups and societies. There is good access to the main arterial roads including M1 motorway at junction 15a, the M40 and A43 with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 1 hour respectively. Local amenities can be found at either Greens Norton, Silverstone or Towcester. Sporting activities in the area include golf at Whittlebury Hall, and motor racing at Silverstone.



## Ground Floor

Entrance hall, open plan sitting/kitchen/dining room, cloakroom.

## First Floor

Three bedrooms and family bathroom.

## Outside

The property is situated in the sought-after village of Eastcote and benefits from driveway parking with Car Port adjacent to the neighbouring property. The rear, south facing garden is fully enclosed, and benefits from recent landscaping and views over open countryside.

## 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. Property benefits from Air source heat pump and Solar panels.

## Local Authority

West Northamptonshire Council – 0300 126 7000

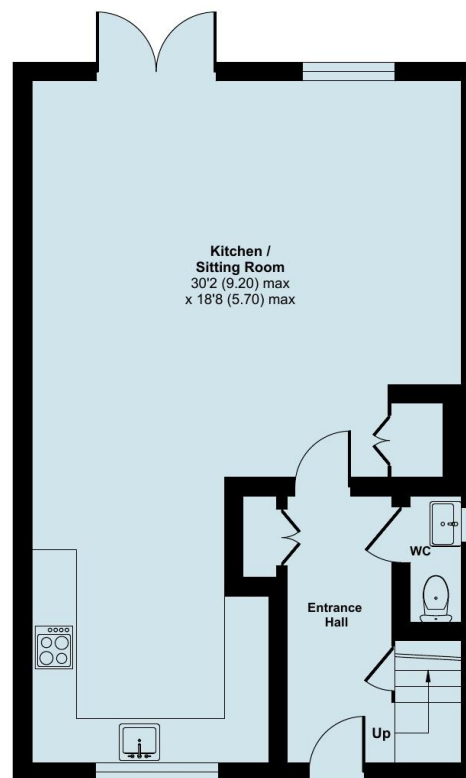
Council Tax Band – TBC

Energy Performance Certificate – TBC

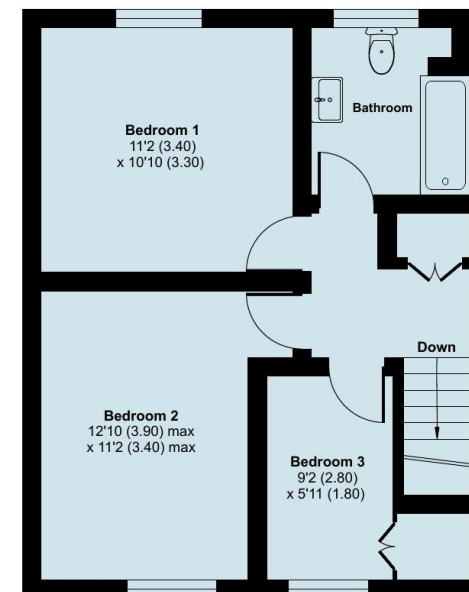
## Greenway, Eastcote, NN12

Approximate Area = 1039 sq ft / 96.5 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Howkins & Harrison. REF: 1174053

## Howkins & Harrison

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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.



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