



28 Falcon View, Greens Norton, Northamptonshire, NN12 8BT

HOWKINS &  
HARRISON

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Northamptonshire, NN12 8BT

Guide Price: £315,000

A three bedroom, semi-detached property, with attached garage and driveway, well located in the popular village of Greens Norton. The accommodation comprises entrance hall, open plan sitting / dining room, kitchen, WC, three first floor bedrooms and family bathroom. There is driveway parking, which could be enlarged, single garage, and mature, enclosed rear garden.

Features

- Semi-detached house
- Three bedrooms
- Open plan sitting / dining room
- Fitted kitchen
- Ground floor WC
- Family bathroom
- Driveway & single garage
- Gas to radiator central heating
- Enclosed, mature rear garden
- Popular village location
- EPC Rating: C



## 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.



## Ground Floor

The entrance hall leads to the open-plan sitting / dining room with walk in box window to the front and double doors opening to the rear garden. The fitted kitchen has a door to the rear lobby and ground floor WC, with a further door leading to attached garage.

## First Floor

There is a landing with airing cupboard, two double bedrooms, a single bedroom and a family bathroom.

## Outside

There is a driveway to the front providing off-road parking, this could be widened if required, leading to the single attached garage which offers an opportunity for conversion and extension, subject to the relevant permission. The rear garden is fully enclosed, mature, with patio, lawn, and established shrubs and trees.

## 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.

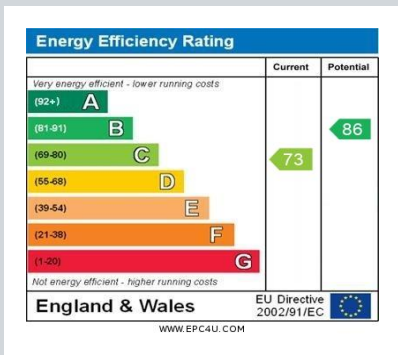
## Services

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 - C



## Howkins & Harrison

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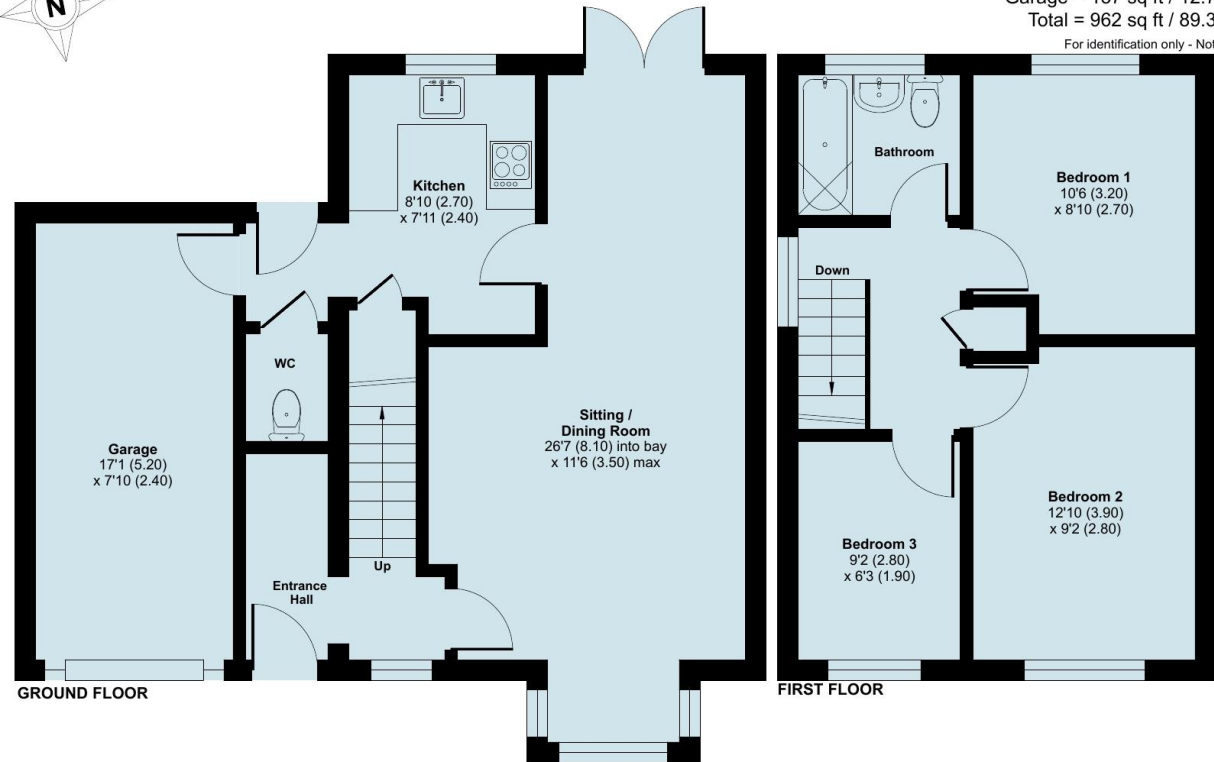
## Falcon View, Greens Norton, Towcester, NN12

Approximate Area = 825 sq ft / 76.6 sq m

Garage = 137 sq ft / 12.7 sq m

Total = 962 sq ft / 89.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Howkins & Harrison. REF: 1176932

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.