



40 Sandown Road, Towcester, Northamptonshire, NN12 6NJ

HOWKINS &
HARRISON

40 Sandown Road, Towcester
Northamptonshire, NN12 6NJ

Guide Price: £520,000

A beautifully presented, detached property built by Bloor Homes in 2019. The property is situated within the popular Racecourse development, and benefits from four bedrooms, two bathrooms, spacious sitting room, immaculate kitchen/dining room, utility room and cloakroom. Outside, there is an enclosed garden, a garage, and driveway parking.

Features

- Built by Bloor Homes in 2019
- Detached property
- Master bedroom with an en-suite
- Three further bedrooms and family bathroom
- Sitting room
- Kitchen/dining room
- Utility room and cloakroom
- Garage and driveway parking
- Enclosed garden
- Energy rating B



Location

Situated within walking distance of the thriving market town of Towcester's many amenities including shops, bars and restaurants, primary and secondary schools, doctor and dentist surgeries and a leisure centre.

There is good access to the main arterial roads including the M1 motorway at junction 15a, the M40, A5 and A43 with 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 Towcesters 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

Entrance hall, with a cloakroom and storage cupboard, spacious sitting room with bay window, immaculate kitchen/dining room with a range of fitted units and integrated appliances, that leads into a utility area. From the dining area, patio doors lead to the garden.

First Floor

The master bedroom benefits from built in wardrobes and an en-suite shower room. There are three further bedrooms and a family bathroom.





Outside

The property is situated within the popular Racecourse development and is approached by a small drive shared by five properties. The driveway leads to a single garage and offers off-road parking. There is a courtesy gate which leads to the landscaped garden, which is mostly laid to lawn with a large patio seating area.

An immaculate property offering four bedrooms, two bathrooms, spacious sitting room, kitchen/dining room, utility room and cloakroom. Outside, there is an enclosed garden, a garage, and driveway parking.





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.

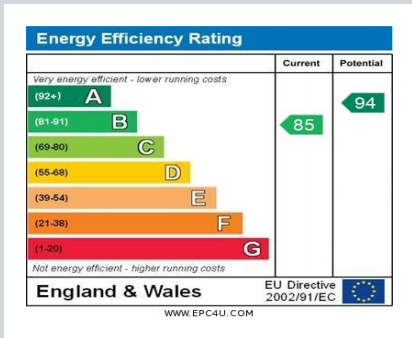
Services

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 - D



Howkins & Harrison

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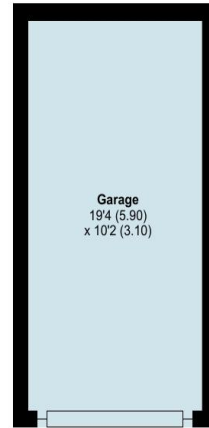
Sandown Road, Towcester, NN12

Approximate Area = 1255 sq ft / 116.5 sq m

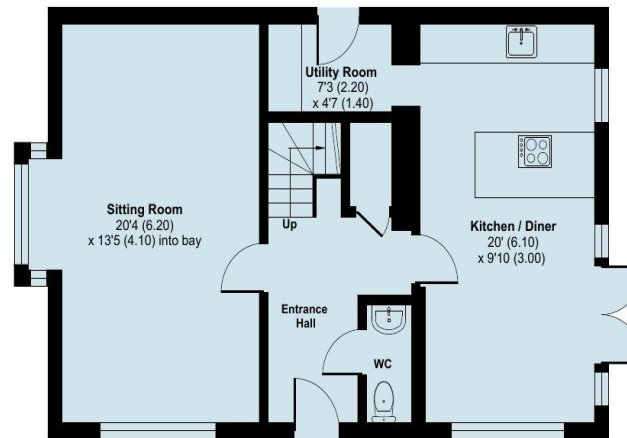
Garage = 200 sq ft / 18.5 sq m

Total = 1455 sq ft / 135 sq m

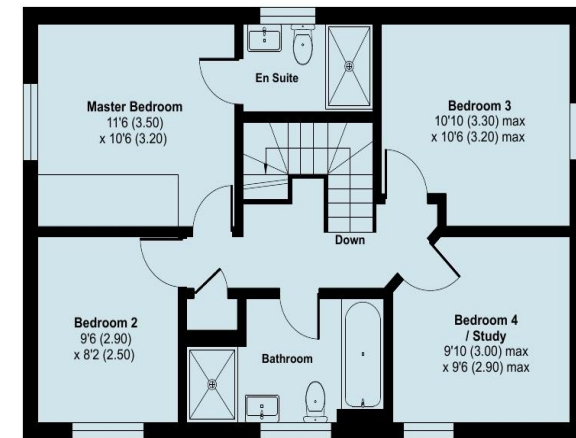
For identification only - Not to scale



GARAGE



GROUND FLOOR



FIRST FLOOR



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: 1183671

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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