



32 Tanters Road, Towcester, Northamptonshire, NN12 6LE

HOWKINS &
HARRISON

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Northamptonshire, NN12 6LE

Guide Price: £600,000

Situated in a quiet location in the sought after Wood Burcote area just south of the thriving market town of Towcester, this detached property is presented in excellent condition throughout. Built by Redrow homes to their Bay design, the property boasts four bedrooms (including one en-suite), a fabulous kitchen/dining/family room, separate sitting room, an enclosed garden single garage and driveway parking.

Features

- Detached property
- Master bedroom en-suite
- Three further bedrooms
- Family bathroom
- Sitting room
- Kitchen/family/dining room
- Utility room
- Single garage
- Driveway parking
- 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

Storm porch, entering into the entrance hall with doors into the sitting room and superb kitchen/dining/family room which forms the hub of the house, ideal for families and entertaining. This open-plan space further opens into the garden beyond. There is a useful utility room and a cloakroom. Quality flooring flows throughout the ground floor.

First Floor

The large landing provides access to the four double bedrooms, the master having a dressing area and large en-suite shower, and a separate family bathroom.





Outside

The property is set in a desirable location on the edge of the Wood Burcote development and is approached by a block paved drive leading to the single garage and offering parking for two cars. A pathway leads to the front door, and a courtesy gate leads into the garden. The rear garden is mostly laid to lawn and wraps around behind the garage and is enclosed on all sides.

Agents Note

Additional information about the property, including details of utility providers, is available on request. Please contact the agent for further details.





Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel: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

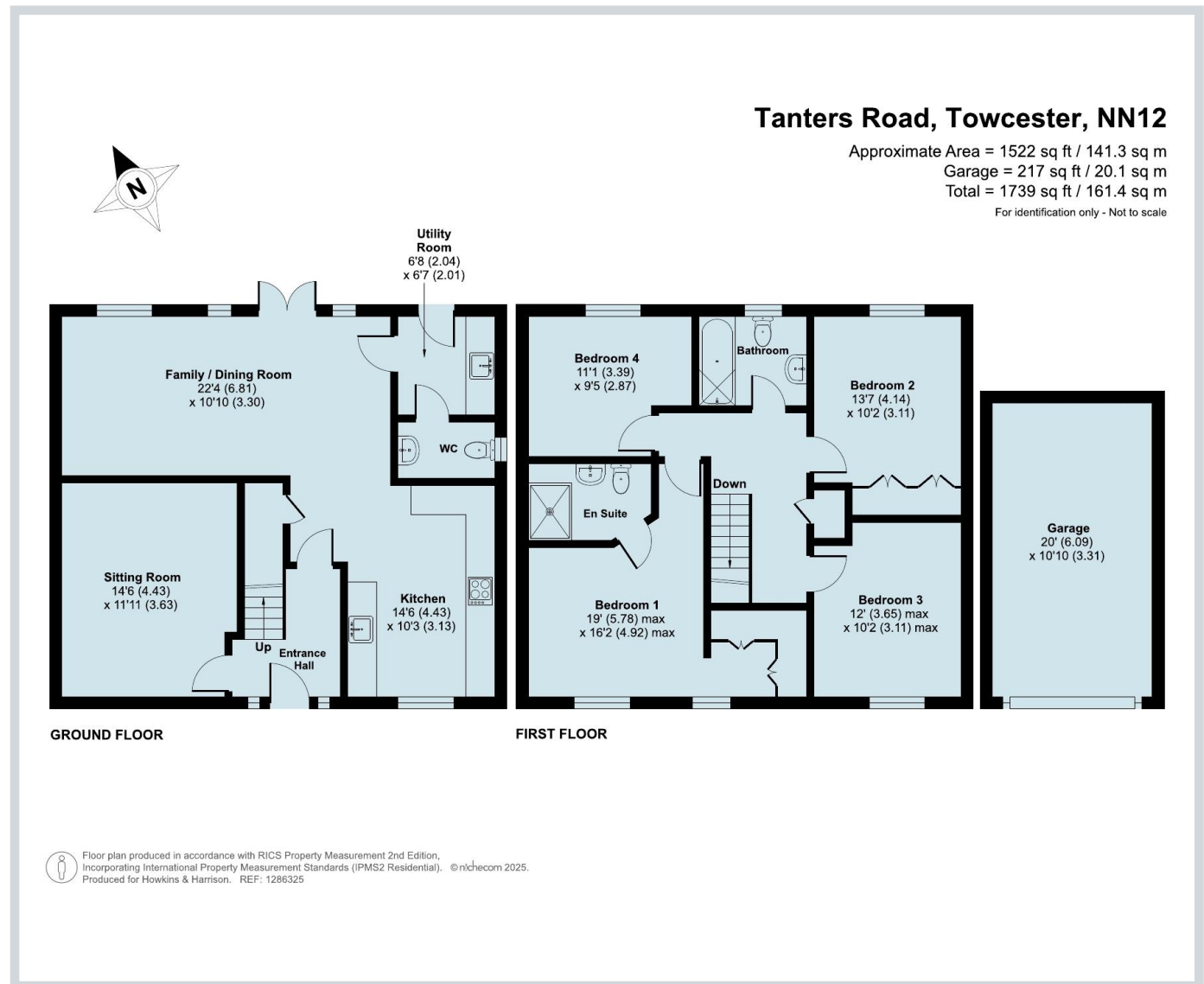
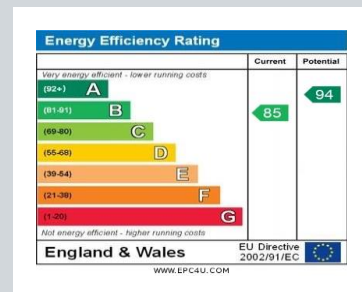
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains services.

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - F



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.



Howkins & Harrison

98a Watling Street, Towcester, Northamptonshire NN12 6BT

Telephone 01327 353575
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook [HowkinsandHarrison](https://www.facebook.com/HowkinsandHarrison)
Twitter [HowkinsLLP](https://twitter.com/HowkinsLLP)
Instagram [HowkinsLLP](https://www.instagram.com/HowkinsLLP)