



44 Docklewell Close, Towcester, Northamptonshire, NN12 6JF

HOWKINS &
HARRISON

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Northamptonshire, NN12 6JF

Guide Price: £485,000

This delightful, detached, family home is set in a convenient yet quiet cul-de-sac location within walking distance to Towcester's many amenities, including primary and secondary schooling. The immaculate accommodation includes a sitting room, spacious kitchen/dining room, cloakroom, conservatory, four bedrooms and two bathrooms. The property further benefits from a westerly facing garden, a garage, and ample driveway parking.

Features

- Detached property
- Master bedroom en-suite
- Three further bedrooms & family bathroom
- Kitchen/dining room
- Sitting room
- Conservatory
- Westerly facing rear garden
- Single garage
- Ample driveway parking
- Energy rating D



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, Northampton and Long Buckby 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 cloakroom, stairs rising to the first floor, and integral doorway to the single garage. Sitting room with bay window and double doors leading to the spacious kitchen/dining room, with a range of fitted units and integrated appliances. From the dining area, doors open into the conservatory, with patio doors leading to the garden.

First Floor

The master bedroom benefits from an ensuite shower room and fitted wardrobes. Three further bedrooms, two of which also have fitted wardrobes, and a family bathroom.





Outside

The property is approached by a driveway providing ample off-road parking and access to the single garage which benefits from an electric roller door. There is a courtesy gate to the rear garden, and a pathway to the front door, with the remainder of the front garden laid to lawn.

To the rear of the property, the enclosed, westerly facing garden, mostly laid to lawn with a patio seating area and further offers an outside tap and double external plug sockets.

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

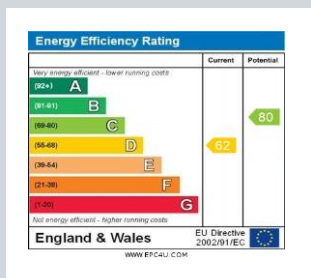
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - E



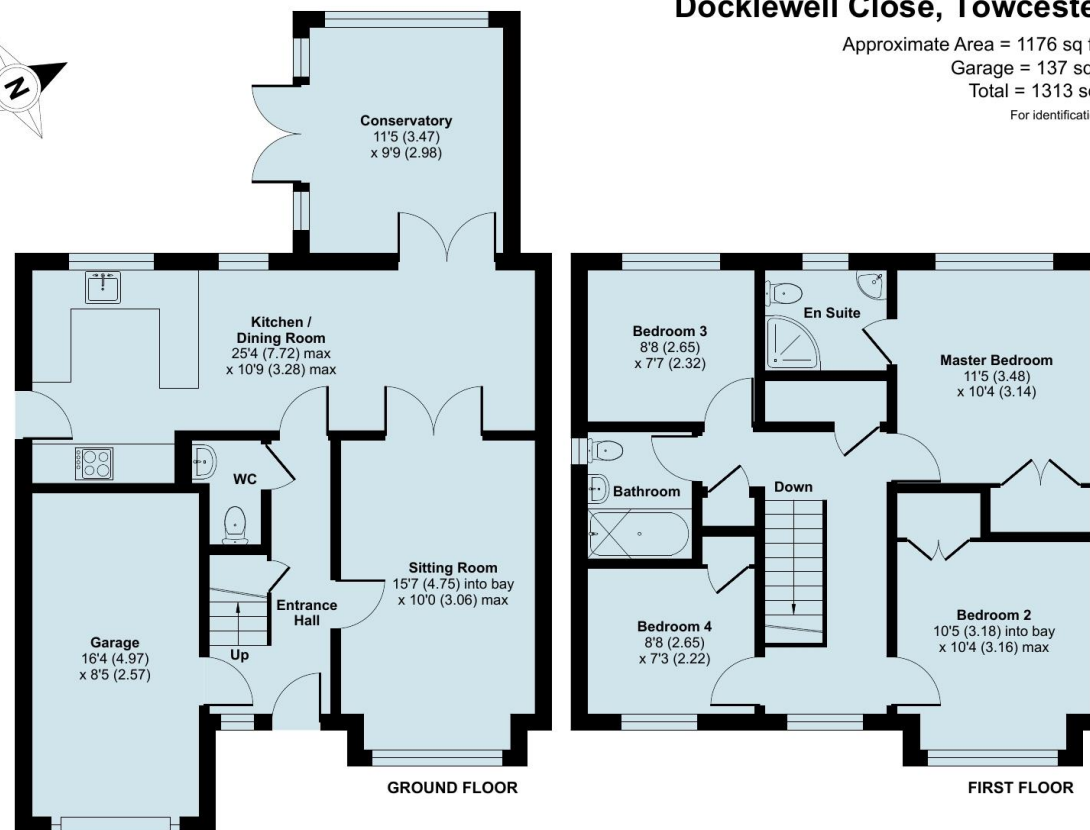
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Approximate Area = 1176 sq ft / 109.3 sq m

Garage = 137 sq ft / 12.7 sq m

Total = 1313 sq ft / 122 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Howkins & Harrison. REF: 1280493

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.