



47 Saxon Way, Towcester, Northamptonshire, NN12 6FR

HOWKINS &
HARRISON

47, Saxon Way Towcester,
Northamptonshire, NN12 6FR

Guide Price: £325,000

An immaculate and beautifully presented three bedroom semi-detached property, occupying a pleasant cul-de-sac position and with a Westerly-facing rear garden. The accommodation comprises entrance hall, cloakroom, sitting room, kitchen / dining room, master bedroom with en-suite shower room, two further bedrooms and family bathroom. There is driveway parking for two cars to one side and a lawned, Westerly-facing rear garden complete with summer house.

Features

- Immaculate semi-detached house
- Constructed January 2022- NHBC warranty in place
- Sitting room
- Kitchen / dining room
- Cloakroom
- Three bedrooms and two bathrooms
- Driveway parking for two cars
- Westerly-facing rear garden
- Garden summerhouse
- EPC 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 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 has a cloakroom off and leads through to the sitting room and beyond into the inner hallway. The well fitted kitchen / dining room is across the back of the house with glazed double doors opening into the garden.

First Floor

The landing provides access to the master bedroom with en-suite shower, two further bedrooms and family bathroom.

Outside

There is a neat front garden, with driveway to side providing offroad parking for two cars. Gated access leads to the rear garden, with patio, lawn and a summerhouse. Twin outdoor power socket. The garden enjoys a Westerly aspect.

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

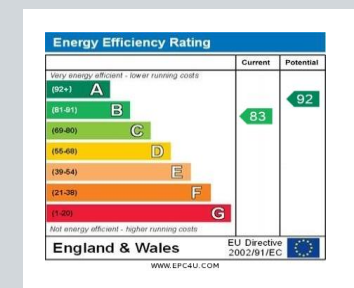
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

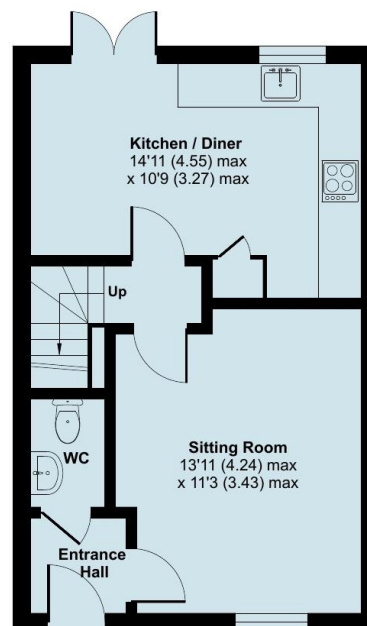
Council Tax Band – C



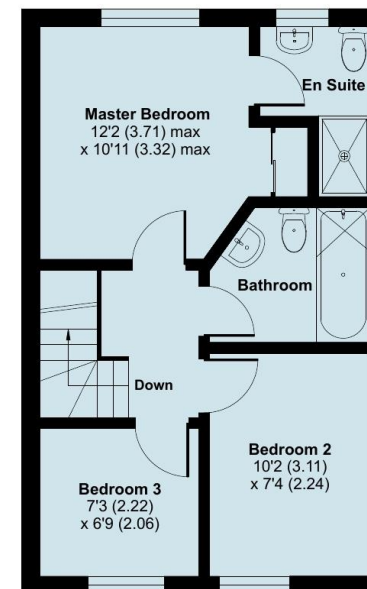
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Approximate Area = 760 sq ft / 70.6 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1310661

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