



3, Chantry Lane Towcester, Northamptonshire, NN12 6YY

HOWKINS &
HARRISON

3 Chantry Lane, Towcester,
Northamptonshire,
NN12 6YY

Guide Price: £425,000

An imposing four bedroom stone and brick Town house, centrally located within the historic market town of Towcester. Recently constructed by renowned builder, Clayson Country Homes, the 1,173 sq ft of accommodation spreads over three floors and comprises a generous sitting / dining room, ground floor cloakroom, two en-suite bedrooms on the first floor, two further bedrooms and bathroom on the second floor. There is a pretty courtyard garden, and gated access to two allocated parking spaces.

Features

- Beautiful town house
- Four bedrooms
- Three bathrooms
- 1,173 sq ft of accommodation
- Stone with brick detail
- Pretty courtyard garden
- Two allocated parking spaces
- Great central location
- Walking distance to all amenities
- 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 comprehensively fitted kitchen, glazed double doors open into the sitting / dining room, with further glazed double doors opening into the courtyard garden.

First Floor: The landing provides access to two double bedrooms, both with en-suite shower rooms and built in wardrobes.

Second Floor: The landing opens to two further double bedrooms, both with built-in wardrobes, and a family bathroom.

Outside: There is a pretty, walled, courtyard garden with pedestrian gate opening to the parking area. Accessed from Chantry Lane, there are electric vehicular and pedestrian gates, operated by remote or keypad, leading to the parking area, within which are two allocated parking spaces.

Agents Note: We understand there to be a management charge payable for maintenance of the communal areas and services, at the time of writing we are seeking clarification on this point.

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

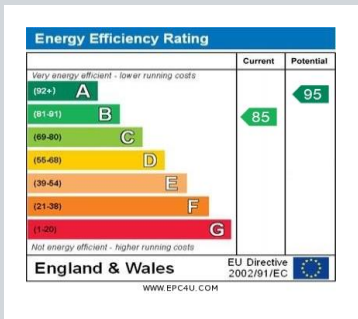
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

Council Tax Band – D

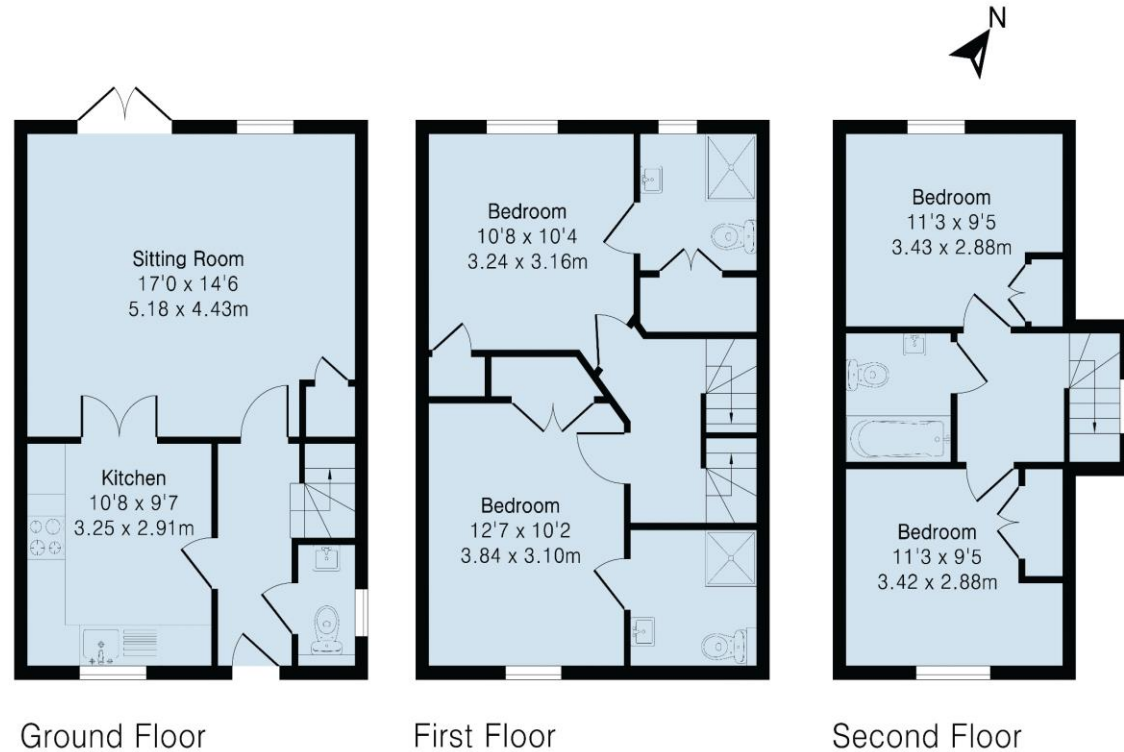


Approximate Gross Internal Area 1173 sq ft - 108 sq m

Ground Floor Area 434 sq ft – 40 sq m

First Floor Area 434 sq ft – 40 sq m

Second Floor Area 305 sq ft – 28 sq m

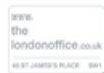


Howkins & Harrison

98a Watling Street, Towcester, Northamptonshire NN12 6BT

Telephone 01327 353575
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

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.



rightmove
find your happy



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.