



19 Brook Lane, Towcester, Northamptonshire, NN12 6YL

HOWKINS &
HARRISON

19 Brook Lane, Towcester,
Northamptonshire, NN12 6YL

Guide Price: £575,000

A substantial and well presented four bedroom detached property situated in the sought after area of Belle Baulk in Towcester and within a short walk of both Sponne School and Nicholas Hawksmoor School. Built by David Wilson Homes, the property offers ample driveway parking, a detached double garage and an enclosed garden.

Features

- Detached property
- Four bedrooms, one en-suite
- Double aspect sitting room
- Sponne school catchment
- Kitchen/breakfast room
- Dining room
- Study
- Family Bathroom
- Detached double garage & driveway parking
- Energy Rating- C



Location

Situated within close distance to 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

Entrance hall, double aspect sitting room with feature fireplace and patio doors leading to the garden, dining room, cloakroom, study, kitchen/breakfast room with integrated appliances including a double oven, hob and fridge freezer together with a separate utility area and door leading to the garden.

First Floor

Master bedroom with fitted wardrobes and en-suite, three further bedrooms and a family bathroom.





Outside

The property sits in a cul-de-sac and is within easy walking distance of the schools and many local amenities in Towcester. It is approached by a driveway offering ample parking and leading to the detached double garage and to the front door. A gate leads to the rear garden.

To the rear of the property is a patio area with the remainder being laid to lawn bordered with borders planted with shrubs. The west facing garden 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.



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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

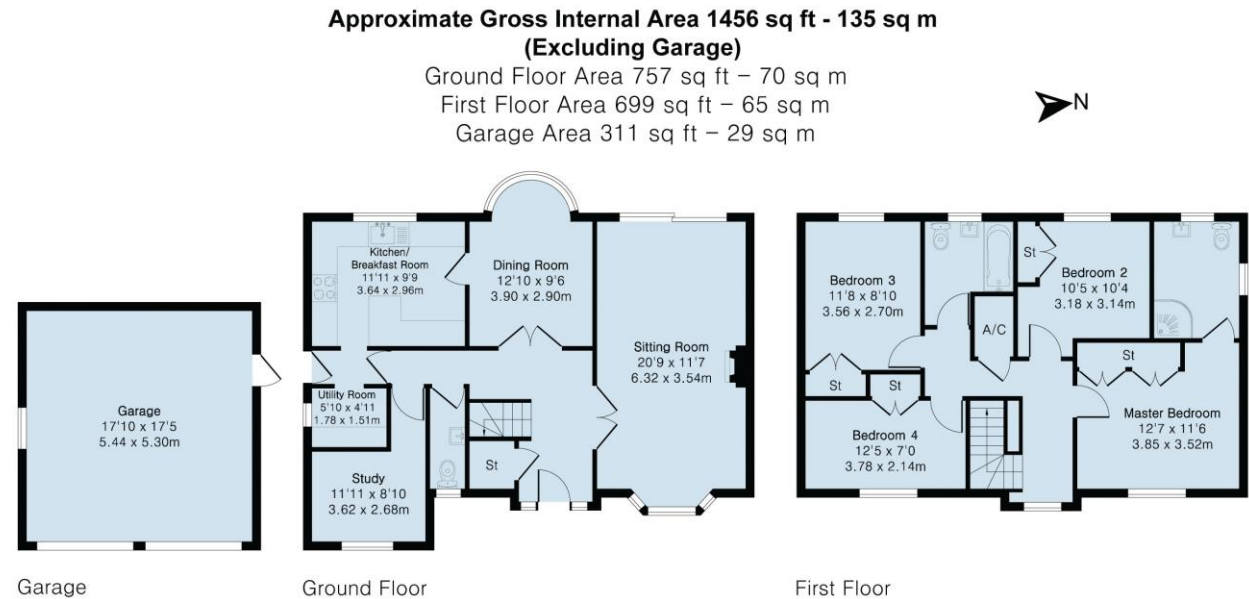
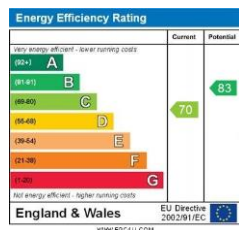
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - F



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)
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