



50 High Street, Whittlebury, Northamptonshire, NN12 8XJ

HOWKINS &
HARRISON

50 High Street, Whittlebury,
Northamptonshire, NN12 8XJ

Guide Price: £395,000

A delightful, end of terrace property, conveniently situated on the High Street within the sought-after village of Whittlebury. Presented in excellent condition throughout, the accommodation extends to three bedrooms, including one en-suite, a family bathroom, cloakroom, sitting room, kitchen/dining room, as well as gardens to the front and rear, and off-road parking.

Features

- Village location
- End of terrace
- Master bedroom with en-suite
- Two further bedrooms
- Family bathroom
- Cloakroom
- Sitting room
- Kitchen/dining room
- Enclosed gardens and off-road parking
- Energy rating C



Location

The village of Whittlebury, with its Hotel, Spa & Golf Course, farm shop and café, primary school and village pub lies approximately 4 miles from the market town of Towcester.

There is good access to the main arterial roads including 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.

Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcestrians Sports Club, golf at Silverstone and membership opportunity at The Leisure Club, Whittlebury Hall, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course the world famous motor racing at Silverstone.



Ground Floor

Entrance hall, cloakroom, spacious sitting room with a coal effect gas fire, kitchen/dining room at the rear with a range of fitted units and a stable door leading to the garden.

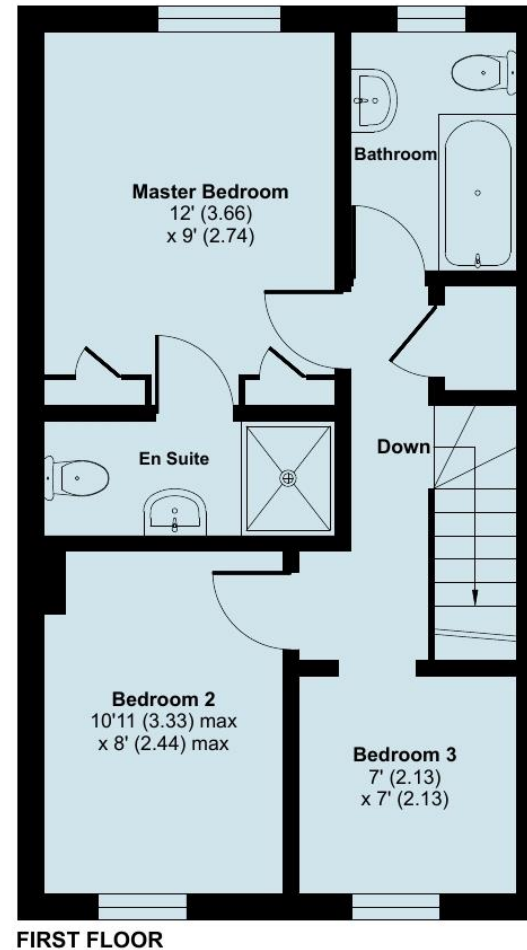
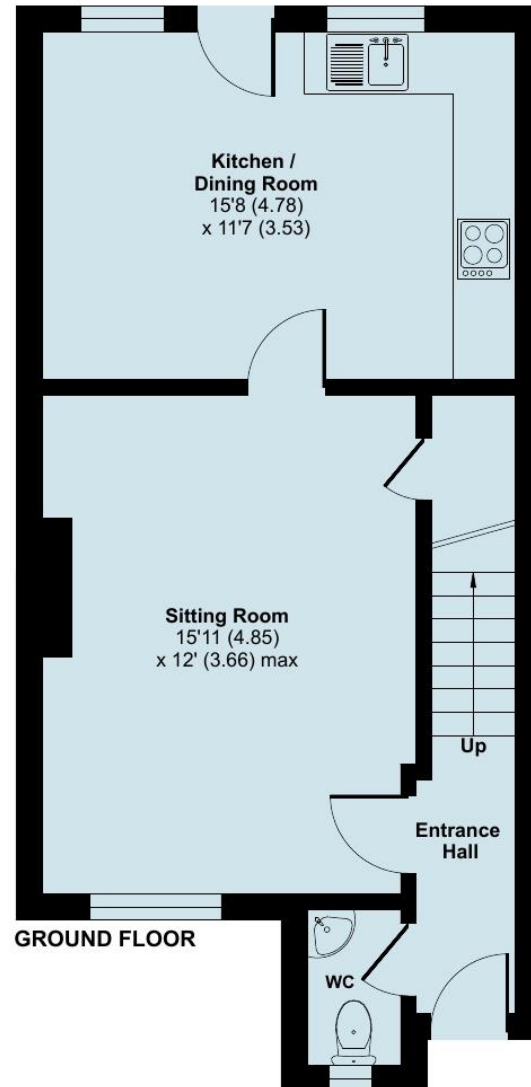
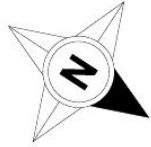
First Floor

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

High Street, Whittlebury, Towcester, NN12

Approximate Area = 871 sq ft / 80.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024.
Produced for Howkins & Harrison. REF: 1160803



Outside

The property is conveniently situated within the sought after village of Whittlebury. The front garden is enclosed by a picket fence and gate, accessed off the High Street. To the rear of the property, is an enclosed, west facing garden, most laid to lawn and enclosed on all sides, with a gate to private driveway for two vehicles.



A delightful, end of terrace, 3-bedroom property, conveniently situated on the High Street within the sought-after village of Whittlebury. Presented in excellent condition throughout.





Viewing Arrangements

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

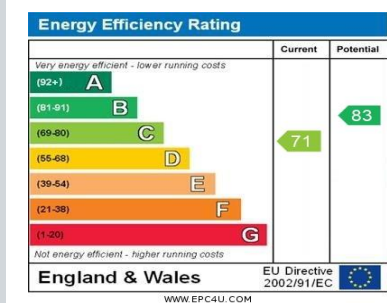
Services

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.

Local Authority

West Northamptonshire Council – 0300 126 7000

Council Tax Band - C



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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.



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