



6 Reindeer Court, Potterspur, Northamptonshire, NN12 7FB

HOWKINS &
HARRISON

6 Reindeer Court, Potterspury,
Northamptonshire, NN12 7FB

OIEO: £400,000

This beautifully presented and deceptively spacious stone-built property is privately situated within the desirable village of Potterspury. The accommodation extends to approximately 1,008 sq ft, to include three double bedrooms, two bathrooms, spacious sitting/dining room, kitchen and cloakroom. Outside, the property further benefits from an enclosed rear garden and ample driveway parking.

Features

- Village location
- Stone-built property
- Master bedroom with en-suite
- Two further bedrooms
- Family bathroom
- Sitting/dining room
- Well-appointed kitchen
- Enclosed rear garden
- Driveway parking
- Energy rating B



Location

The village of Potterspury is just off the A5 approximately six miles south of the market town of Towcester and one mile north of the vibrant town of Stony Stratford. It has a thriving village shop/post office, two public houses and a sports and social club. The 'outstanding' highly rated John Hellins primary school is in the village. Secondary education is available in nearby Deanshanger.

The A5 offers easy access to Milton Keynes and train station with approximately 30 minutes travelling time to London Euston. There is good access to the M1 motorway at junction 15a and also to the M40.

Sporting activities in the area include golf at Whittlebury Hall & Woburn, sailing at Caldecotte Lake, watersports at Willen Lake, indoor skiing and snowboarding at the Snozone, Milton Keynes, and of course motor racing at the world famous Silverstone race circuit!



Ground Floor

Entrance hall with cloakroom off, and stairs rising to the first floor. A doorway leads to the well-appointed kitchen, with a range of fitted units and integrated appliances. There is a separate sitting/dining room, with double doors leading to the rear patio and garden beyond.

First Floor

The master bedroom benefits from an en-suite shower room. There are two further double bedrooms, and a family bathroom.





Outside

The property is privately situated within Reindeer Court, approached by a gravel driveway offering ample off-road parking, with a footpath leading to the front door.

To the rear of the property, the enclosed garden has been thoughtfully landscaped, mostly laid to lawn with a patio and gravelled seating area. A gate at the bottom of the garden leads to a footpath, providing side access to the property.





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

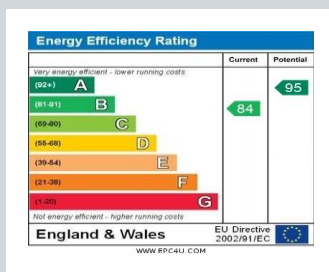
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

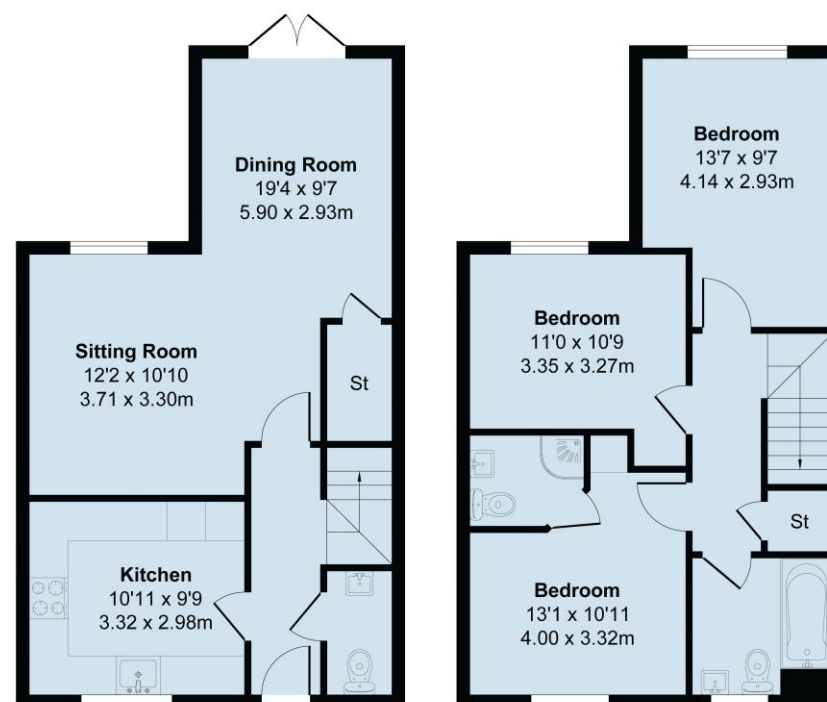
Council Tax Band - C



Approximate Gross Internal Area 1008 sq ft - 94 sq m

Ground Floor Area 504 sq ft – 47 sq m

First Floor Area 504 sq ft – 47 sq m



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.