



15 Simons Walk, Pattishall, Northamptonshire, NN12 8NX

HOWKINS &
HARRISON

15 Simons Walk, Pattishall,
Northamptonshire, NN12 8NX

Guide Price: £250,000

A delightful, semi-detached bungalow with a garage, carport and off-road parking set in the desirable village of Pattishall. Offering two bedrooms, sitting room, kitchen and shower room. The property further benefits from an enclosed rear garden.

Features

- Detached bungalow
- Well maintained plot
- Two bedrooms
- Sitting room
- Bathroom
- Kitchen
- Enclosed rear garden
- Garage
- Covered car port and ample parking
- Energy rating E



Location

Situated in the pretty South Northamptonshire countryside, the parish village of Pattishall boasts a church, parish hall, primary school with pre-school and nursery, farm shop, a large playing field with football, cricket and tennis facilities with play equipment, two further play areas, pub/restaurant, and a variety of groups and societies. 'Pattishall in the Park' is an annual music festival. A fish & chip van, mobile library and mobile butcher visit the village on a weekly basis.

There is good access to the main arterial roads including the A5, M1 motorway at junction 15a, the M40 and A43 with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 1 hour respectively.

Local amenities can be found at either Greens Norton, Silverstone or Towcester, all having doctors' surgeries with a number of dentists in Towcester.



Accommodation

An entrance porch leads into the sitting room leading to the kitchen and rear hallway. There are two bedrooms and a family shower room, and a kitchen with a range of fitted units and a door opening to the rear garden.

Outside

The property offers a well-maintained front garden mostly laid to lawn with path leading to the front door. The gated driveway leads to a covered carport with single garage behind and beyond to the rear garden.

The rear garden is mostly laid to lawn with cultivated borders and a gravelled patio seating area.

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

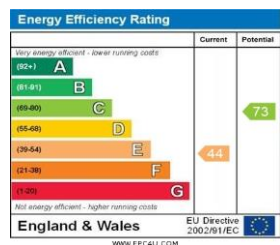
The following services are connected to this property: electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

Council Tax Band – B



Simons Walk, Pattishall, Towcester, NN12

Approximate Area = 705 sq ft / 65.4 sq m

Garage = 124 sq ft / 11.5 sq m

Total = 829 sq ft / 76.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Howkins & Harrison. REF: 1331856

Howkins & Harrison

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