



11 Herbert Gardens, Towcester, Northamptonshire, NN12 7BB

HOWKINS &
HARRISON

11, Herbert Gardens Towcester,
Northamptonshire, NN12 7BB

Guide Price: £385,000

Situated on the popular 'Shires' development, and within walking distance of Towcester's many amenities, this beautifully presented link-detached property has been improved and updated by its current owner. The spacious accommodation includes a kitchen/dining room, utility and storage area, sitting room, three bedrooms, and two shower rooms. Outside, there is ample driveway parking and landscaped gardens to the front and rear.

Features

- Immaculately presented
- Open-plan living
- Three bedrooms
- Two shower rooms
- Kitchen/dining room
- Sitting room
- Utility and storage area
- Landscaped gardens
- Ample driveway parking
- Energy rating C



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 Towcesters 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 with a cloakroom, and stairs rising to the first floor. The sitting room leads through to the well-appointed kitchen/dining area, with a range of fitted units and integrated appliances. The garage has been part-converted into a utility area, with a doorway to the rear garden.

First Floor

The master bedroom benefits from an en-suite shower room and fitted wardrobes. There are two further bedrooms, sharing a shower room.

Outside

The property is approached by a driveway, providing ample off-road parking. The garage has been part-converted, but retains a storage area to the front, with an electric door. The front garden is thoughtfully landscaped, with a footpath to the porch. A gate leads to the rear garden.

To the rear, the low maintenance garden is fully enclosed, mostly paved with a useful garden shed.

Agents Note

Additional information about the property, including details of utility providers, is available on request. Please contact the agent for further details.

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

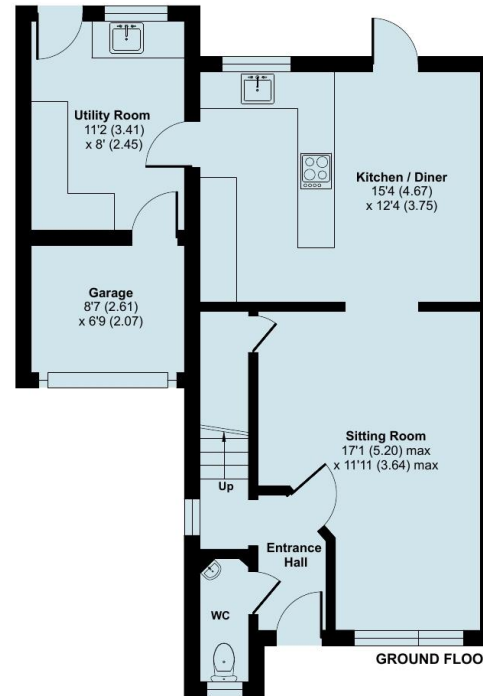
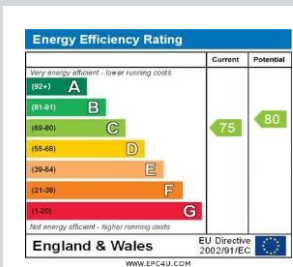
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel: 0300- 1267000.

Council Tax Band – D



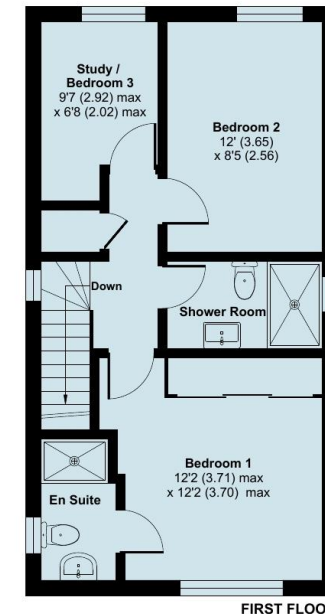
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Approximate Area = 1006 sq ft / 93.4 sq m

Garage = 56 sq ft / 5.2 sq m

Total = 1062 sq ft / 98.6 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). © nrichcom 2025. Produced for Howkins & Harrison. REF: 1353589

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