



3 Kennel Lane, Paulerspury, Northamptonshire, NN12 7GA

HOWKINS &
HARRISON

3 Kennel Lane, Paulerspury,
Northamptonshire, NN12 7GA

Guide Price: £600,000

A stunning, detached family home, well located in the highly desirable village of Paulerspury. This recently extended property boasts an impressive kitchen/living/dining room, utility room, spacious sitting room, four bedrooms and two bathrooms. There is driveway parking for several cars, a large double garage and an enclosed south-easterly facing garden.

Features

- Detached family home
- Master bedroom with en-suite
- Three further bedrooms
- Family bathroom
- Kitchen/living/dining room
- Utility room
- Sitting room
- Enclosed garden
- Double garage and driveway parking
- Energy rating C



Location

The picturesque village of Paulerspury lies approximately 3 miles south of the market town of Towcester and 10 miles north of Milton Keynes along the A5 road. The village has a primary school with pre-school, recreation ground with play equipment, doctors' surgery, church, village hall and public house. A petrol station with Budgens mini-supermarket is situated at the junction of Grays Lane on the A5.

There is good access to the M1 motorway at junction 15a, the M40 and train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 55 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

Enter into the spacious entrance hall with access to the sitting room, a cloakroom, a utility room, and the recently extended and refitted kitchen/living/dining room, complete with a range of high-quality appliances, bi-fold doors and a wood burner.

First Floor

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





Outside

The property is well situated in a small cul-de-sac and is approached by a driveway offering ample off-road parking and a double garage.

To the rear of the property, the enclosed south-easterly facing garden is landscaped, complete with a patio area and a summerhouse.

A stunning, detached, four
bedroom family home





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.

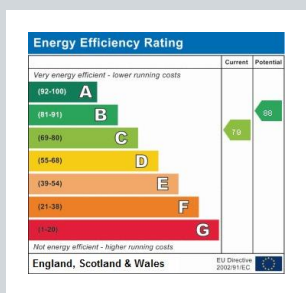
Services

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

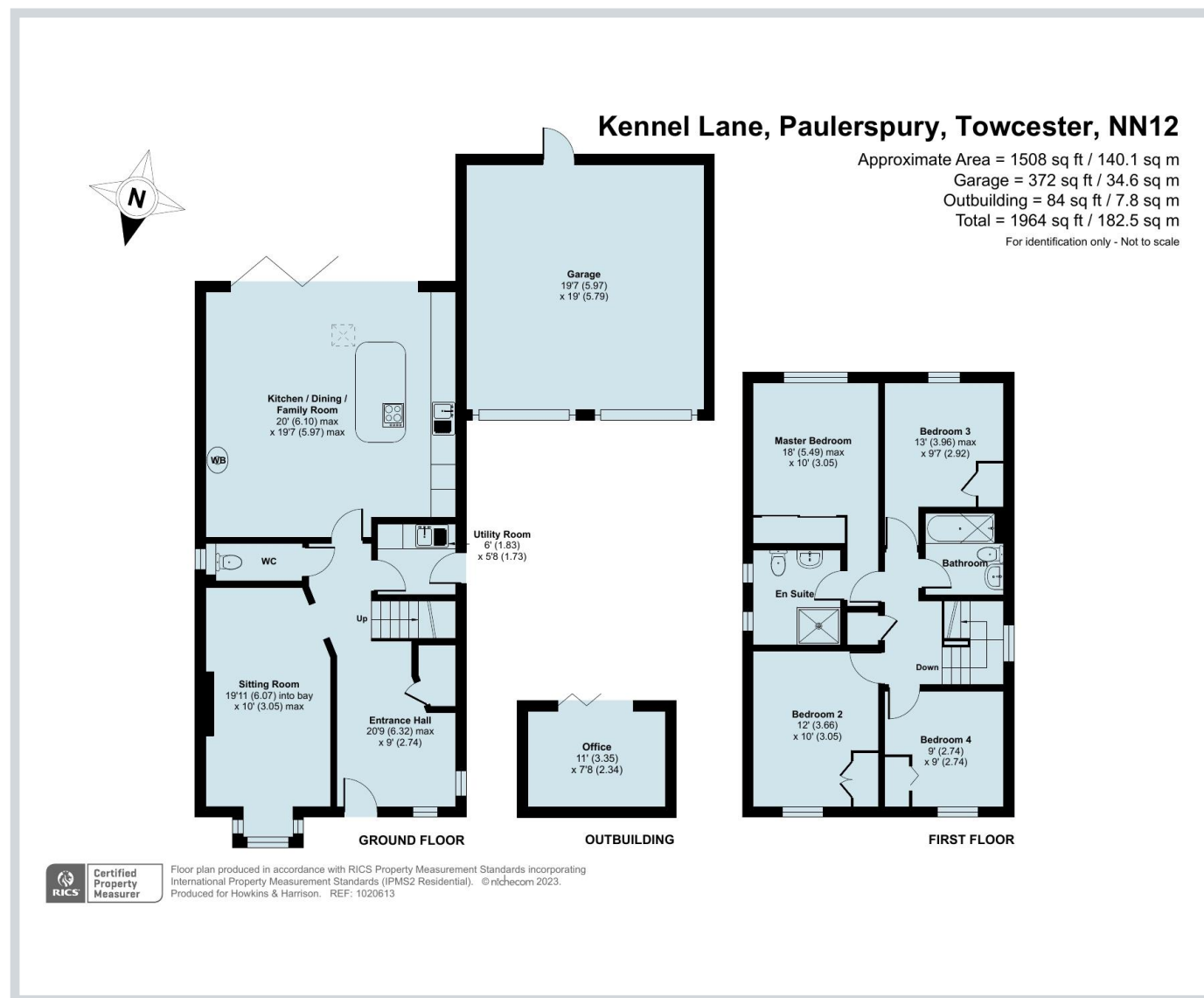
Council Tax Band - F



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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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