



15 Herbert Gardens, Towcester, Northamptonshire, NN12 7BB

HOWKINS &  
HARRISON



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Northamptonshire, NN12 7BB

Guide Price: £595,000

Situated on the popular Shires development, this deceptively spacious link-detached family home is presented in excellent condition throughout. Extending to approximately 1,660 sq ft, the property offers four bedrooms, two bathrooms, a spacious sitting room, kitchen/breakfast room, dining room, utility and cloakroom, plus a family room. Outside, the property further benefits from an enclosed rear garden, ample driveway parking and a single garage.

### Features

- Link-detached family home
- No onward chain
- Master bedroom en-suite
- Three further bedrooms
- Kitchen/breakfast/family room
- Sitting room and dining room
- Utility and cloakroom
- Enclosed, well-maintained rear garden
- Garage and off-road 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 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

Entrance hall, with stairs rising to the first floor and cloakroom off. The dining room has double doors leading through to the spacious sitting room, with patio doors providing access to the rear garden. The kitchen/breakfast room has a range of fitted units and integrated appliances, plus a separate utility room, with access to the garage. Beyond the breakfast room, is the family room, which also benefits from double doors leading to the garden.

## First Floor

The master bedroom benefits from fitted wardrobes and an en-suite bathroom. The second bedroom also features fitted wardrobes, plus two further bedrooms, and a family bathroom.











## Outside

The property is conveniently situated on a no-through road within the popular Shires development, approached by a driveway providing ample off-road parking and access to the garage.

To the rear, the enclosed garden has been beautifully maintained, mostly laid to lawn with well stocked borders and a large patio seating area. There is a useful garden shed, and a gated footpath leading to the driveway.

## 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

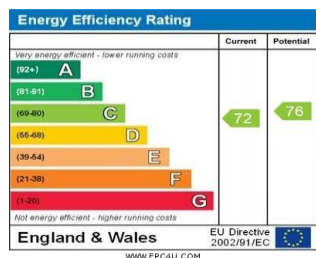
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

## Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - F



## Howkins & Harrison

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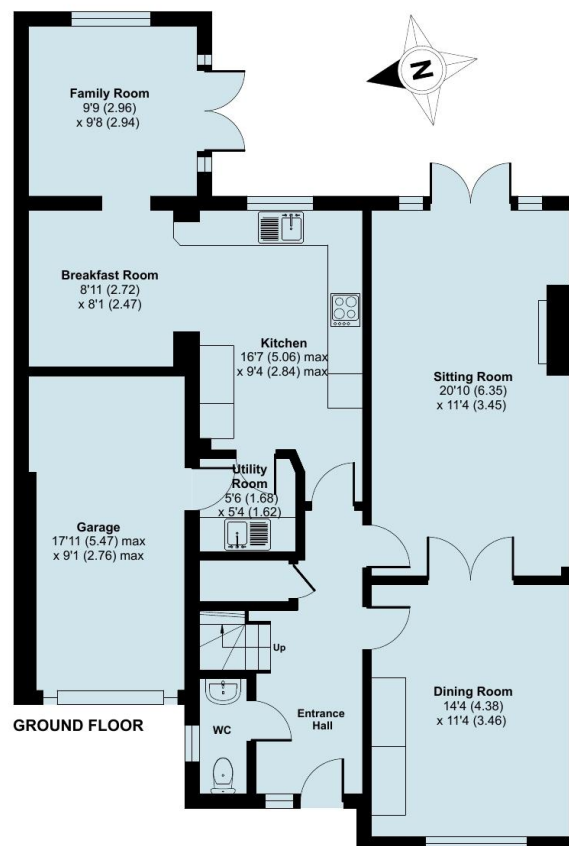
## Herbert Gardens, Towcester, NN12

Approximate Area = 1660 sq ft / 154.2 sq m

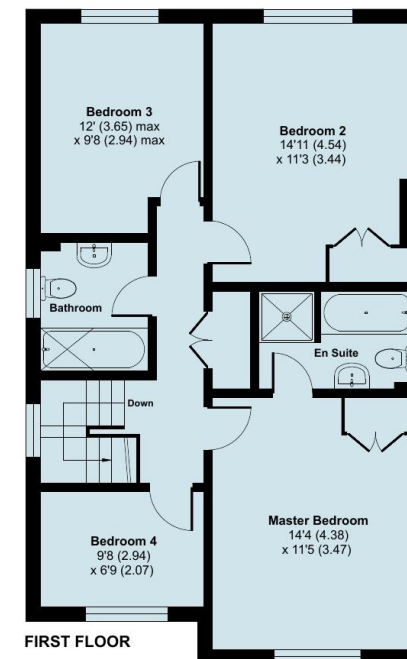
Garage = 155 sq ft / 14.3 sq m

Total = 1815 sq ft / 168.5 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). © nichecom 2025. Produced for Howkins & Harrison. REF: 1363990



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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