



HOWKINS & HARRISON  
For Sale  
01327 353575  
howkinsandharrison.co.uk

60a Careys Road, Pury End, Northamptonshire, NN12 7NX

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Northamptonshire, NN12 7NX

Guide Price: £635,000

Set in the quiet and sought-after village of Pury End, this detached family home is presented in excellent condition throughout. The spacious and flexible accommodation extends to approximately 1,747 sq ft, to include a stunning kitchen/dining/garden room, spacious sitting room, utility and cloakroom, study, four generous bedrooms and a family bathroom. Outside, the property benefits from an enclosed rear garden, a summerhouse, plus ample driveway parking and a garage.

### Features

- Detached stone property
- Four bedrooms
- Family bathroom
- Kitchen/dining/garden room
- Sitting room and study
- Cloakroom and utility room
- Enclosed rear garden
- In and out driveway
- Garage and EV charging point
- Energy rating C





## Location

Pury End is a small hamlet which is located approximately three miles south east of the market town of Towcester. The village of Paulerspury lies half a mile away with a primary school, church, and public house.

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 50 minutes respectively.

Sporting activities in the area include golf at Silverstone and Whittlebury Hall Hotel & Spa, 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

Storm porch leading to the spacious entrance hall with tiled floor and doors leading to the sitting room with woodburning stove, family area, study, cloakroom and kitchen with integrated appliances including oven, hob, fridge/freezer and dishwasher with a further door to the utility room. The kitchen opens into the stunning dining/garden room with roof lantern and doors opening onto the garden.

## First Floor

There are four bedrooms and a family bathroom. Bedroom one has a walk-in wardrobe in addition to substantial eaves storage.











## Outside

The property sits in the sought after village of Pury End and is set back from the road with a gravelled 'in and out' driveway, offering ample parking and access to the large single garage, with an EV charging point. A storm porch leads to the front door and a side gate leads to the garden.

The private rear garden is enclosed by fencing and mostly laid to lawn, with well stocked borders and a patio seating area. The useful summerhouse sits at the rear of the garden.



## 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

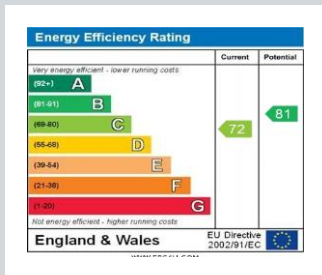
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

## Local Authority

West Northamptonshire Council – Tel:0300-1267000.

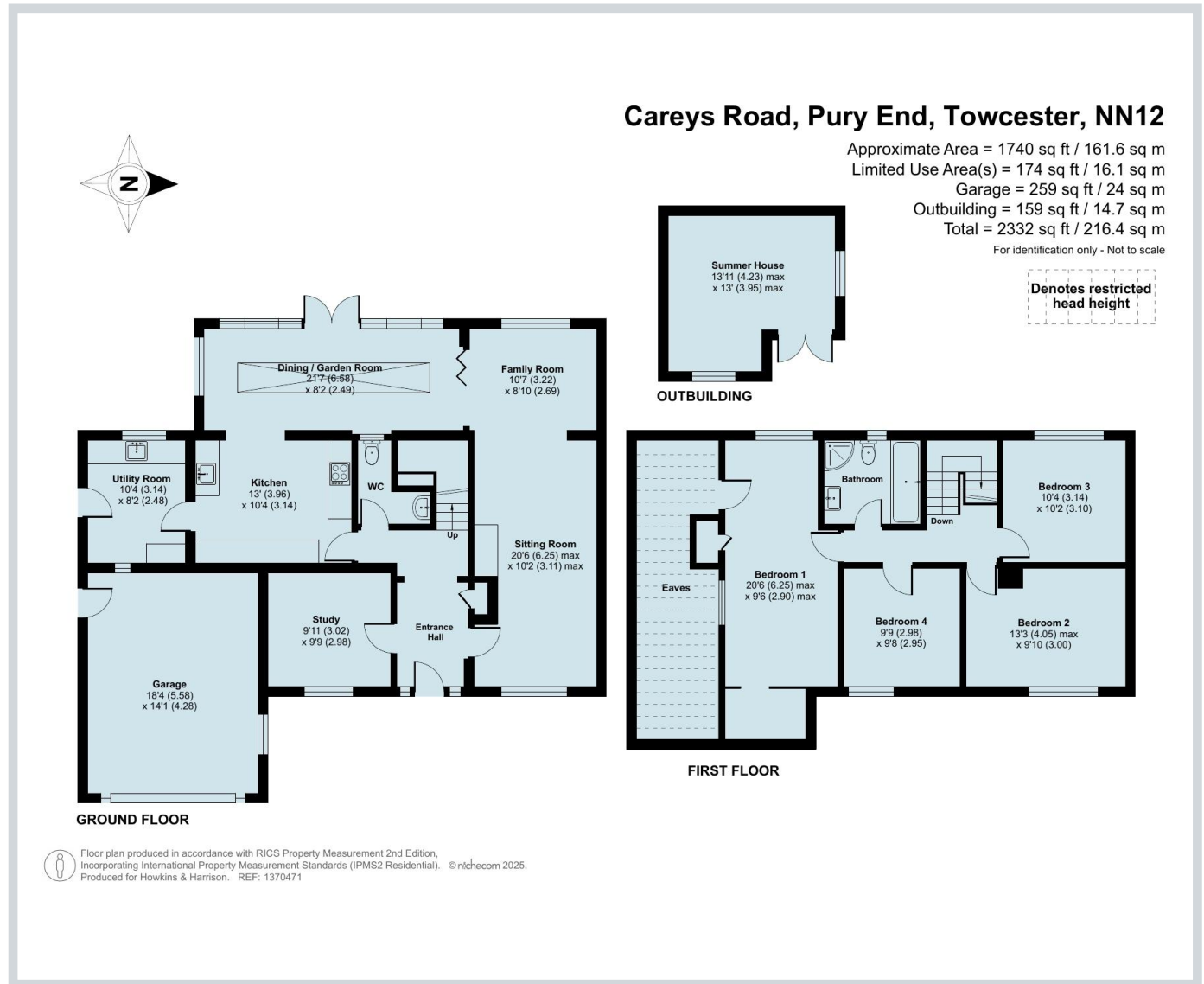
Council Tax Band - F



## Howkins & Harrison

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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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