



Archway House, 31 Moat Lane, Towcester, Northamptonshire, NN12 6AD

HOWKINS &
HARRISON

Archway House, 31 Moat Lane,
Towcester, Northamptonshire,
NN12 6AD

Guide Price: £425,000

Conveniently situated within the popular market town of Towcester, this individually designed and recently refurbished home was constructed by renowned builder, Clayson Country Homes. The accommodation comprises stunning open plan kitchen/dining/living space, cloakroom, master bedroom with en-suite and walk-in-wardrobe, plus three further bedrooms and a family bathroom. Outside, the property further benefits from a South-Westerly facing courtyard garden and two allocated parking spaces.

Features

- No onward chain
- Four spacious bedrooms
- Two bathrooms
- Stunning kitchen/dining/living space
- Cloakroom
- Courtyard garden
- Two allocated parking spaces
- Recently refurbished
- Great central location
- Energy rating B



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

The entrance hall has a cloakroom off, and leads through to the spacious, open plan living area, including a comprehensively fitted kitchen with brand new integrated appliances and an island. Two sets of patio doors lead to the rear courtyard.

First Floor

The master bedroom boasts an en-suite shower room and a walk-in-wardrobe. There are three further bedrooms, all with fitted wardrobes, and a family bathroom.

Outside

The property is centrally located within Towcester, set behind a low-level wall topped with iron railings, with a gate leading to the front door. The walled courtyard garden enjoys a South-Westerly aspect, and there are two allocated parking spaces.

Agents Note

We understand there to be a management charge payable for maintenance of the communal areas and services, at the time of writing we are seeking clarification on this point.

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

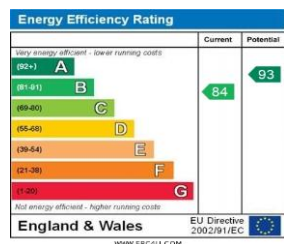
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

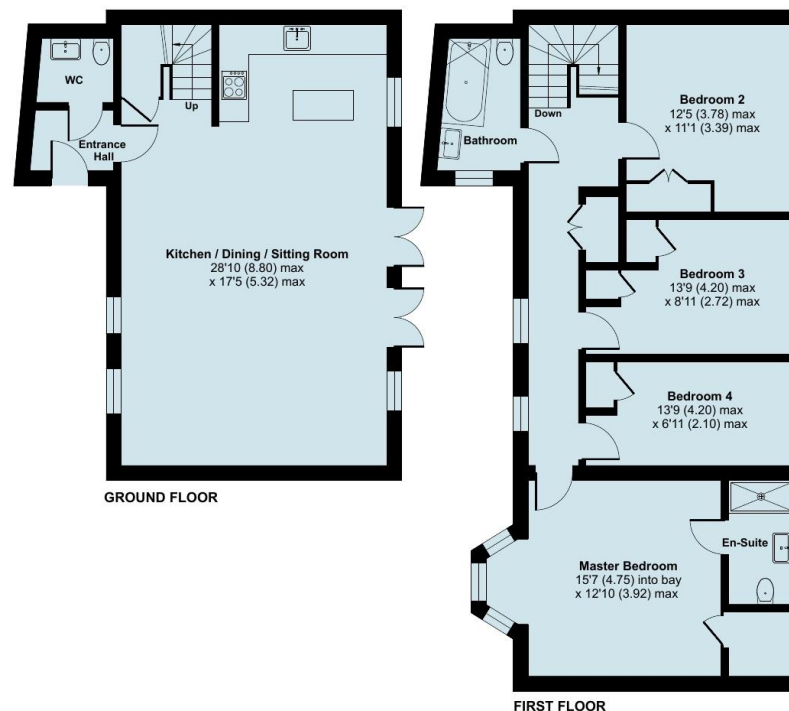
Council Tax Band – D



Moat Lane, Towcester, NN12

Approximate Area = 1387 sq ft / 128.8 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). © nitchecom 2025. Produced for Howkins & Harrison. REF: 1380748

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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.