



11 Smithland Court, Greens Norton, Northamptonshire, NN12 8DA

HOWKINS &
HARRISON

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Greens Norton,
Northamptonshire,
NN12 8DA

Guide Price: £535,000

A delightful, detached property set in a quiet location in the sought after village of Greens Norton. Presented in excellent condition throughout, and offering flexible family accommodation, the property benefits from four bedrooms, two bathrooms, sitting room, family room, kitchen/dining room, utility room, an enclosed garden and ample driveway parking.

Features

- Detached property
- Four bedrooms
- Bathroom & shower room
- Sitting room with gas fire
- Family room
- Kitchen/dining room
- Cloakroom & utility room
- Enclosed garden
- Ample driveway parking
- Energy rating C



The highly regarded village of Greens Norton is located approx. 2 miles from the town of Towcester and approx. 11 miles from Northampton. The village benefits from a pre-school, primary school, children's playground, cricket and football pitches, post office, village shop, butchers, medical surgery, church, village hall and a public house. Further primary schools are in the nearby villages of Silverstone, Lois Weedon, Helmdon and Syresham with secondary schools in Towcester and Northampton and a wide range of independent schools in the area catering for all age groups. A school bus runs from the village to Sponne School in Towcester.

Other local amenities including major supermarkets and a leisure centre can be found at Towcester along with doctors' surgeries and a number of dentists. There is good access to the A43, M1, 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 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.



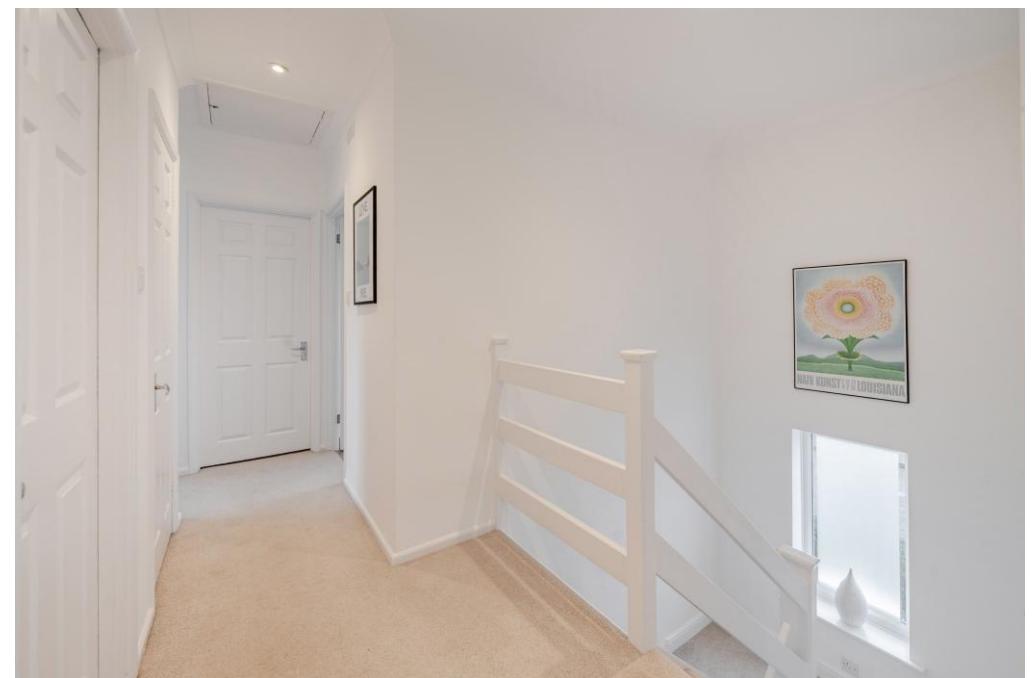
Ground Floor

Entrance hall, sitting room with a gas stove, cloakroom, family room leading through to the spacious kitchen/dining room. The kitchen has a range of bespoke fitted units and integrated appliances including a double oven, microwave, hob, fridge/freezer and dishwasher. Patio doors open out onto the garden, and a door leads to the utility room.

First Floor

Both bedroom one and two have a range of fitted wardrobes, there are two further bedrooms, a bathroom and a separate shower room.





Outside

The property is approached by a gravel driveway leading to the front door and offering ample parking. The remainder of the front garden is mostly laid to lawn set behind a low-level hedge. A courtesy gate leads to the rear garden.

To the rear of the property, the garden is enclosed on all sides, and mostly laid to lawn with mature borders, and a large patio entertaining area.

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

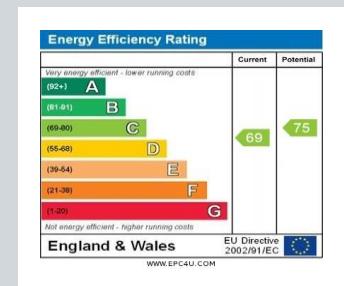
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel: 0300-1267000.

Council Tax Band - F



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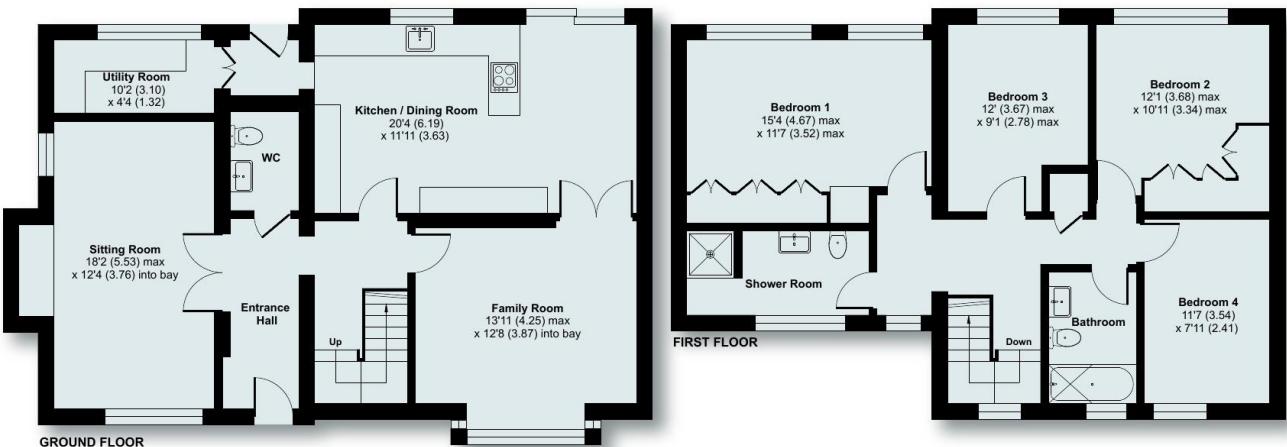
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Greens Norton, Towcester, NN12

Approximate Area = 1663 sq ft / 154.4 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). © nichicom 2026. Produced for Howkins & Harrison. REF: 1405885

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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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