

# *15 High Street*

Greens Norton, Northamptonshire, NN12 8BA

£472,000 Freehold





This charming three bedroom detached 16th-century property is offered to the market in the sought after village of Greens Norton. Boasting immense scale to renovate, this property presents a rare opportunity to craft your ideal home.

The ground floor comprises well-proportioned accommodation throughout, benefitting from two reception rooms, kitchen/diner, shower room and utility room.

To the first floor are three spacious double bedrooms, all with fitted wardrobes and a family bathroom.

Outside, to the rear, you will enjoy the beautifully manicured three-tiered garden, boarded by a range of shrubs, trees and bushes offering utter privacy and seclusion. While rear access and off road parking cater to modern convenience, accommodating several vehicles.

EPC Rating: TBC. Council Tax Band: E





## PORCH

uPVC double glazed French doors. uPVC double glazed windows to front and side elevations.

## HALLWAY

Wooden framed entrance door. Radiator. Access to first floor landing. Doors to lounge, reception room and utility room.

## LOUNGE 4.19m x 5.72m (13'9 x 18'9)

uPVC double glazed window to front elevation. Fireplace (capped and de-functioning). Built in base units.

## RECEPTION ROOM 3.84m x 3.58m (12'7 x 11'9)

uPVC double glazed window to front elevation. Radiator. Fireplace (capped and de-functioning).

## KITCHEN/DINING ROOM 3.89m x 3.58m (12'9 x 11'9)

uPVC double glazed windows to side and rear elevations. Radiator. Built in oven and gas hob.

## INNER HALLWAY

Doors to:

## SHOWER ROOM 2.79m x 2.11m (9'2 x 6'11)

uPVC double glazed window to rear elevation. Chrome heated towel rail. Suite comprising shower cubicle, WC and wash hand basin. Tiled flooring.

## CONSERVATORY 1.30m x 5.49m (4'3 x 18'0)

uPVC double glazed door to rear garden. uPVC double glazed window to rear garden. Space for white goods. Power and light.

## FIRST FLOOR LANDING

uPVC double glazed window to side elevation. Radiator. Access to loft space.

## BEDROOM ONE 4.60m x 3.23m (15'1 x 10'7)

uPVC double glazed window to front elevation. Radiator. Fitted wardrobes.

## BEDROOM TWO 4.19m x 4.06m (13'9 x 13'4)

uPVC double glazed window to front elevation. Radiator. Fitted wardrobes and storage cupboard. Access to loft space.

## BEDROOM THREE 3.63m x 3.35m (11'11 x 11'0)

uPVC double glazed window to side elevation. Radiator. Radiator. Fitted wardrobes.

## BATHROOM 2.21m x 2.36m (7'3 x 7'9)

Chrome heated towel rail. Suite comprising bath with shower over, WC and wash hand basin. Full height tiling. Tiled floor.

## OUTSIDE

### FRONT GARDEN

Off road parking for one car. Double gates allowing access to the property A range of shrubs and plants setting the property back from the road.

### REAR GARDEN

Rear access. Parking for several vehicles. Beautifully manicured, three tiered garden. Bordered by shrubs, trees and bushes. Generous size lawn and well proportioned patio.

### DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).





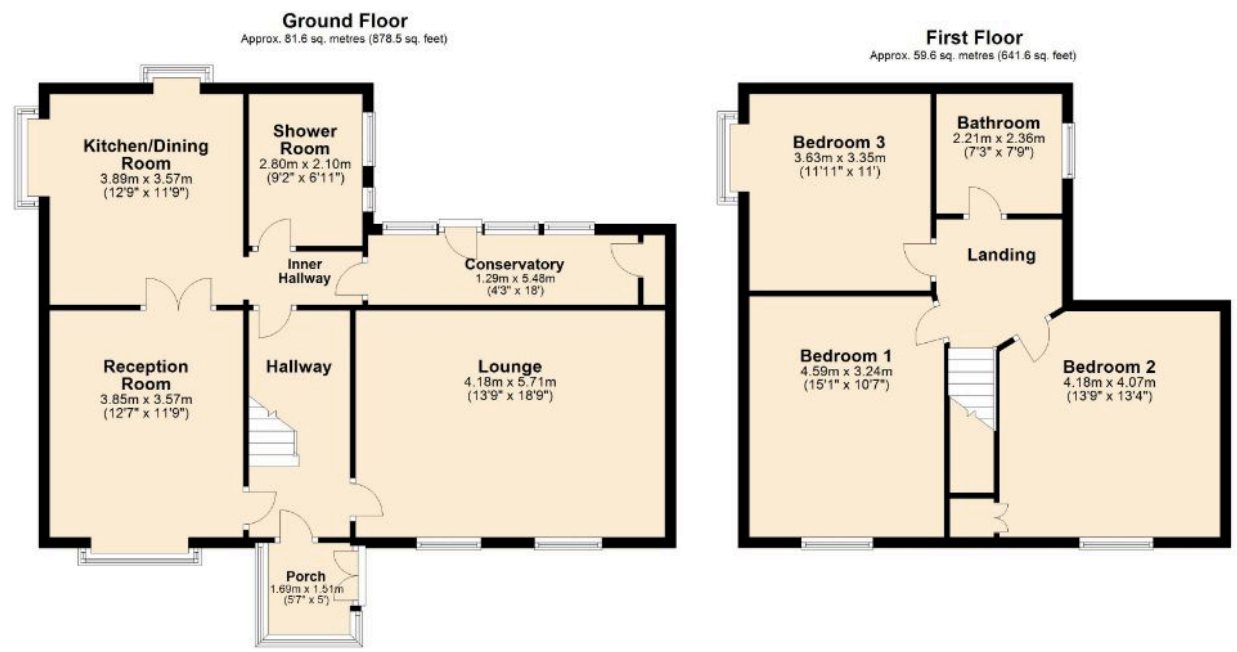
Jackson Grundy | The Village Agency  
 53-55 High Street  
 Daventry  
 Northamptonshire  
 NN11 4BQ

T: 01327 877555  
 E: [daventry@jacksongrundy.co.uk](mailto:daventry@jacksongrundy.co.uk)  
 F: 01327 300479  
 W: [jacksongrundy.com](http://jacksongrundy.com)



### Local Area Information

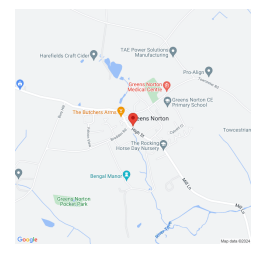
Greens Norton is a charming village situated approximately 2 miles northwest of Towcester, Northamptonshire. This picturesque locale is primarily residential, with a strong community spirit, and is known for its blend of historic and modern housing. The heart of the village boasts essential amenities including a local shop/post office, a primary school, medical centre, and community hall which hosts various activities and events. The focal point of Greens Norton is its historic church, which stands as a testament to the village's rich heritage. For dining and social activities, residents often frequent the local pub, which serves as a social hub for the community. Surrounding the village are picturesque walks, trails and recreation grounds making it a favourite among walkers and nature enthusiasts. Greens Norton maintains excellent connectivity with nearby Towcester, providing additional retail and leisure options including supermarkets, restaurants, and bars. For commuters, the village is well-served by local roads, offering direct routes to major towns and cities, including Northampton and Milton Keynes. The proximity of the A43 and M1 motorway also ensures that residents have efficient transport links for both local and long-distance travel.



Total area: approx. 141.2 sq. metres (1520.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			

England & Wales



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.