

NEW INSTRUCTION



NORTHAMPTON ROAD
Litchborough, NN12 8JB

 DAVID COSBY
ESTATE AGENTS



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Northampton Road

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Total GIA | Approx. 106 sqm (1141 sqft)



4 Bedrooms



2 Receptions



1 Bathroom

Features

- Four-bedroom 1950s semi-detached village home
- Generous front and rear enclosed gardens
- Two reception rooms with original fireplaces
- Unaltered layout retaining period features
- Kitchen with pantry and utility/store rooms
- Excellent potential for sympathetic modernisation
- Large rear garden with greenhouse and shed
- Dual-aspect principal rooms with good natural light
- Quiet village setting near Towcester
- No onward chain

Description

A spacious four-bedroom 1950s semi-detached home positioned within the sought-after village of Litchborough, surrounded by open countryside in West Northamptonshire. The property sits within a generous plot, with well-maintained enclosed gardens to both the front and rear, and offers excellent potential for improvement.

The ground floor includes an entrance hall, two reception rooms, and a kitchen with walk-in pantry and understairs cupboard. A rear lobby gives access to a utility area and coal store, offering potential for extension or reconfiguration.

Upstairs, there are three double bedrooms, a single bedroom or study, a family bathroom, and a separate WC. The property also benefits from large, established gardens to the front and rear.

Located in a quiet village setting yet within easy reach of Towcester, major road networks, and rail links, this home presents an ideal project for those seeking a well-proportioned family property with scope to be adapted to suit modern living standards.



A well-proportioned four-bedroom 1950s semi-detached home in the village of Litchborough, offering generous gardens, original features, and excellent potential for sympathetic modernisation.

The Property

Entrance Hall

The entrance hall includes a top-hung casement window overlooking the front garden, allowing for good natural light. A straight flight of timber stairs, fitted with cut-pile carpeting and mop-style handrails, rises to the first-floor accommodation.

Dining Room

Positioned to the front left-hand side of the property, the dining room is a well-proportioned dual-aspect space with natural light provided by windows to both the front and side elevations. A feature open fireplace adds character, and the room comfortably accommodates a good-sized dining table and chairs.

Sitting Room

A generously proportioned dual-aspect room featuring a central open fireplace with its original 1950s tiled surround and hearth. Floors are carpeted and the walls are finished with embossed lining paper. Natural light is drawn from a casement window to the front and sliding patio doors to the rear, which offer views across the attractive garden and provide easy access to the outdoor space.

Kitchen

The kitchen retains its original layout and is fitted with a range of base and wall units, along with a stainless-steel sink and drainer set beneath a three-unit casement window overlooking the rear garden. The kitchen benefits from a walk-in pantry with fixed glazed window, a solid concrete shelf designed to keep perishables cool, and upper timber shelving. An understairs cupboard provides additional storage.

Rear Lobby

The rear lobby is finished with exposed facing brickwork and fitted with traditional four-panel doors leading to the utility area and store room. A part-glazed door opens to the side path and rear garden.

Utility and Coal Store

The utility is a practical space with generous ceiling height and natural light provided by a three-unit window. The room features a large Belfast-style sink fitted with wall-mounted pillar taps. The original coal store offers excellent potential for reconfiguration or extension—providing scope to create a larger, modern kitchen suited to contemporary living requirements (subject to the necessary consents).



The Property

First Floor Landing

A generously sized landing, particularly when compared to modern standards, with high ceilings and traditional four-panel doors providing access to the principal bedrooms, bathroom, and separate WC.

Bedroom 1

Located to the front left-hand side of the property, Bedroom 1 is a well-proportioned double room featuring dual-aspect windows and part-vaulted ceilings. The original fireplace has been blocked and fitted with an electric bar heater, although this could potentially be reopened and reinstated with a traditional inset fireplace to enhance the room's character.

Bedroom 2

A further double bedroom located to the front right-hand side of the property, with a three-unit casement window overlooking the front garden. Built-in storage is provided via a traditional four-panel door leading to a generous walk-in cupboard.

Bedroom 3

Bedroom 3 is a well-proportioned double room with extensive built-in storage. Twin swing doors open to an airing cupboard fitted with slatted pine shelving for laundry, alongside a matching cupboard with clothes rail, shelving, and a high-level storage compartment above. A three-unit window provides pleasant views over the rear garden.

Bedroom 4

A good-sized single bedroom located to the rear left-hand side of the property, with a side-facing casement window providing natural light. The walls are finished with woodchip lining paper, and the room offers flexibility to serve either as a fourth bedroom or a home office, depending on individual needs.

Bathroom

The bathroom is fitted with a traditional enamel bath with chrome pillar taps and an electric shower over, along with a ceramic wash hand basin. The walls are fully tiled to ceiling height, and natural light is provided by a frosted top-hung casement window to the rear elevation.

WC

The separate WC is fitted with a ceramic pan and low-level cistern, with natural light provided by a top-hung casement window.





Grounds

Front Aspect

The property is set back from Northampton Road and approached via a shared pathway, with a generous front garden enclosed by close board fencing. The garden is predominantly laid to lawn and bordered by established perennials and neatly maintained shrubs, including Bistort and Alpine Rose.

A private path leads to the recessed front entrance, which is sheltered beneath a projecting canopy porch. A further private pathway extends along the left-hand side elevation, flanked by mature planting and providing access to a secondary entrance into the rear lobby, with onward access to the kitchen, utility room, and store. A timber picket gate opens to the rear garden.

Rear Garden

The rear garden is a well-established and thoughtfully maintained space, primarily laid to lawn with a central pathway and mature borders planted with a variety of shrubs and perennials, including Rhododendrons and Hydrangeas.

Adjacent to the sitting room is a small patio area, with steps leading down to the lawn, creating a natural link between the house and garden—well suited to outdoor dining, entertaining, or simply enjoying the surrounding greenery. At the far end of the garden stands a substantial aluminium-framed glasshouse, ideal for horticultural use, along with a separate timber garden shed, discreetly screened behind a mature lilac tree.

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Location

Litchborough is a traditional rural village set amidst open countryside in West Northamptonshire, a short drive from the historic market town of Towcester. Surrounded by gently undulating farmland and a network of footpaths and bridleways, the village offers a peaceful, well-connected setting for those seeking a quieter pace of life.

The village features a pleasing mix of architectural styles, including period cottages and larger country homes. Notable buildings include Litchborough Hall, a Grade II Listed former manor house, and the twelfth-century Church of St Martin, Listed Grade II*, which stands at the heart of the village.

Local amenities include a village hall, children's play area, and the recently reopened Old Red Lion, a traditional public house once again serving the local community. A wider range of shops, services and leisure facilities can be found in nearby Towcester.

Litchborough is well served by schooling options, with a primary school in neighbouring Blakesley and secondary schools in Towcester and Bugbrooke. Independent schools within reach include Northampton High School and Quinton House.

The village is conveniently located for access to the A5, A43 and M1, with mainline rail services to London from Long Buckby and Milton Keynes. It offers an attractive option for commuters seeking a rural home within reach of key employment centres.

Property Information

Local Authority: West Northamptonshire Council (Daventry Area)

Services: Mains Water, Gas, Electricity, and Drainage

Council Tax: Band C **EPC:** TBC

Broadband: Ultra Fast Broadband Available

Important Notice

Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.



Northampton Road, Litchborough, NN12 8JB

Approximate GIA = 106 sqm (1141 sqft)

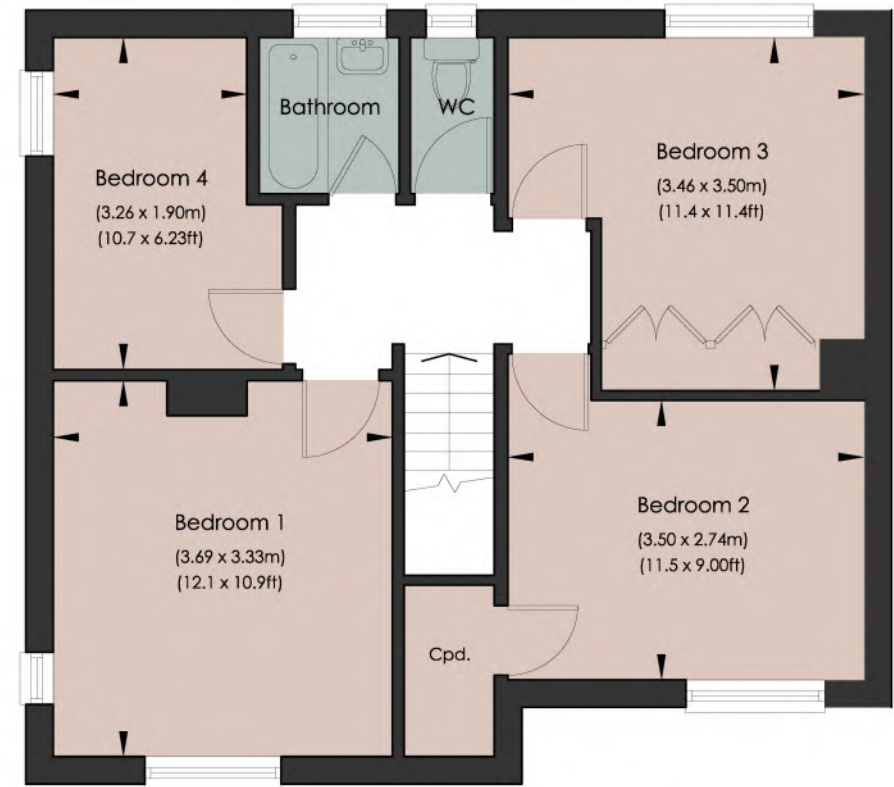


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This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 53 sqm (570 sqft)



FIRST FLOOR GIA = 53 sqm (570 sqft)



LITCHBOROUGH

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