



**11 Towpath Avenue, Northampton, NN4 9DW**

**Guide Price £475,000**

An immaculately presented David Wilson Homes built detached family home occupying a delightful position and direct access onto the towpath of The Grand Union Canal.

14 Bridge Street, Northampton, Northamptonshire NN1 1NW

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Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX



## LOCATION

Pineham Lock is a popular development approximately 3.5 miles from Northampton town centre and conveniently situated for Junction 15 & Junction 15a of the M1 as well as the A43 outer ring roads. Leisure and retail facilities can be found at Sixfields, which is within a short distance, which is also home to Northampton Town Football Club and there is also a cinema, bowling and restaurants. Less than 3 miles in distance is the main line train station with services to London Euston & Birmingham New Street. The thriving Roman market town of Towcester is within a short distance and a direct drive of just under 8 miles. The location gives direct access to the Grand Union Canal which is adjacent to the house.

## GROUND FLOOR

The entrance hall is approached through a modern UPVC composite door with a useful cloaks cupboard and stairs rising to the first floor accommodation. There are three reception rooms with a study, sitting room and dining room with French doors overlooking and leading to the rear garden, and a door to the kitchen/breakfast room which is fitted with a range of modern cabinets, ample work tops and integrated appliances to include an "AEG" electric double oven and six ring gas hob with extractor hood, dishwasher and fridge/freezer. In addition there is a kitchen island and dresser, tiled flooring and UPVC French doors overlooking and leading to the rear garden. The adjoining utility room has matching cupboards, boiler serving the heating and hot water, plumbing and space for washing machine, space for a tumble dryer and a double glazed door giving access to the driveway/garage and the side of the property.

## FIRST FLOOR

The first floor gives access to a loft space, a useful linen cupboard and adjoining airing cupboard with hot water cylinder and solar panel manifold. The master bedroom has fitted wardrobes and an en-suite shower room with shower cubicle, wash basin and WC. The three further bedrooms all have fitted wardrobes and the family bathroom comprising of a panelled-in bath, wash hand basin, WC and shower cubicle.

## OUTSIDE

The front of the property has mainly beds and wood chip edging, with stocked borders to either side of the pathway leading to the front door. There is a double width driveway providing ample parking for several vehicles and giving access to the double garage with two electric up and over doors and power and lighting connected. Gated pedestrian side access leads to the rear garden which enjoys a paved patio area and is mainly lawned with planted borders.

## SERVICE CHARGE

We understand the annual Service Charge is £412.

## VIEWING ARRANGEMENTS

Strictly by prior appointment via the agents Howkins & Harrison. Tel:01604-823456

## LOCAL AUTHORITY

West Northamptonshire Council - Tel:0300-1267000

## COUNCIL TAX

Council Tax Band - F

## 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

None of the available 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.

## FLOORPLAN

Howkins & Harrison provide these plans for reference only - they are not to scale.

## IMPORTANT NOTICE

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.





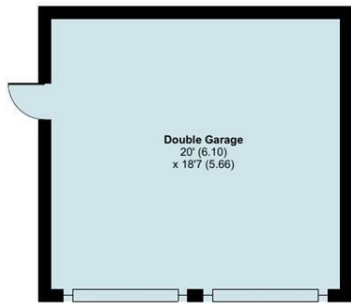
# Towpath Avenue, NN4

Approximate Area = 1806 sq ft / 167.8 sq m

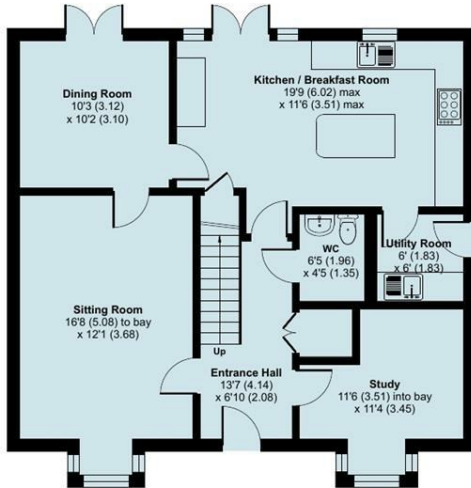
Garage = 373 sq ft / 34.6 sq m

Total = 2179 sq ft / 202.4 sq m

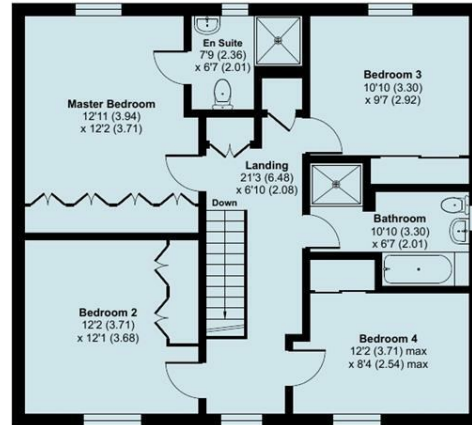
For identification only - Not to scale



GARAGE



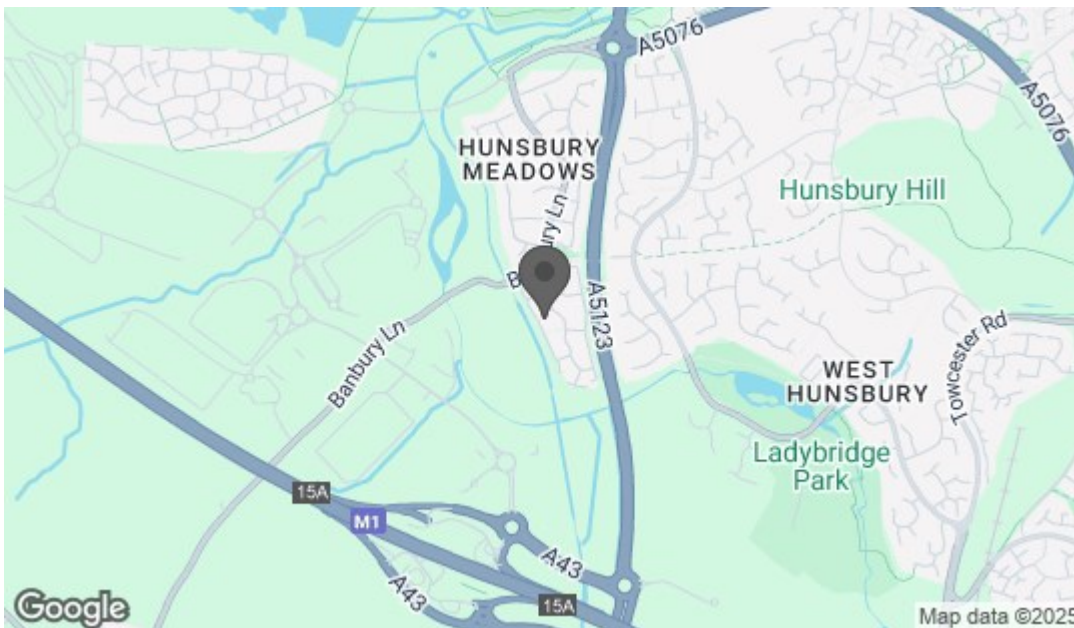
GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Howkins & Harrison. REF: 1220281



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	88	88
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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