

# Bartram & Co



12 Cattle End

Silverstone, Towcester, NN12 8UX

Asking Price £450,000 - Freehold



Council Tax Band: E Service Charge: x Ground Rent: x

## 12 Cattle End

Silverstone, Towcester, NN12 8UX

Bartram & Co are pleased to present this Three-bedroom family home located within this sought after Northamptonshire village. The property is well presented throughout and featuring lounge, dining room, study, Fitted kitchen/Breakfast room with door leading out onto the garden, a utility room, a downstairs cloakroom/showroom, Three good sized bedrooms with an en-suite shower room to the master bedroom, a main family bathroom, off road parking and gardens to the rear. The property further benefits from gas central heating and UPVC double glazing.

### ACCOMMODATION:

Entrance hall, cloakroom, lounge, dining room, kitchen/breakfast room, utility room, landing, master bedroom with en-suite shower room, two further bedrooms, bathroom, gardens to the rear.

### ENTRANCE HALL:

Entered via a part glazed timber door. Stairs rising to the first floor. wood flooring, Door to all rooms. Radiator.

### DINING ROOM:

11'12 x 11'10 (3.35m x 3.61m)

Upvc Window to the front aspect, wooden flooring, Radiator. TV aerial point. Radiator.

### SITTING ROOM:

10'10 x 19'10 (3.30m x 6.05m)

UPVC Window to the front aspect. Radiator, inset multi fuel burner with feature lintel, wooden flooring, TV aerial point. Radiator.

### STUDY:

6'7 x 7'6 (2.01m x 2.29m)

UPVC Window to rear aspect, wood flooring. Radiator.

### KITCHEN/BREAKFAST ROOM:

12'8 x 24'2 (3.86m x 7.37m)

Refitted with a range of base and eye level units with work surfaces, sink unit with mixer tap, inset double electric oven, electric hob with extractor over. Integral fridge/freezer, integrated wine cooler, integrated dishwasher. central island breakfast bar, Radiator, UPVC

double glazed doors to the rear garden, UPVC double glazed windows to the side aspects.

### UTILITY ROOM:

7'1 x 9'2 (2.16m x 2.79m)

UPVC window to side aspect, A range of fitted base units. Space for a washing machine, Tiled floor.



**WC/SHOWER ROOM:**

7'1 x 5'6 (2.16m x 1.68m)

Fitted with a three piece suite comprising a wash basin with vanity unit below, Low Level W.C. Enclosed shower cubical with electric shower over, opaque window to the side aspect. Radiator. tiled flooring, Wall mounted electric heater.

**LANDING:**

UPVC window to front aspect, Radiator door to all rooms.

**BEDROOM ONE:**

10'11 x 12'10 (3.33m x 3.91m)

UPVC Window to the front and side aspects. Radiator. door to en-suite

**EN SUITE:**

7'2 x 6'8 (2.18m x 2.03m)

Three piece suite comprised a pedestal wash basin, shower cubicle with rain show attachment over, complimentary tiling to shower area, low level W.C. UPVC frosted Window to the rear aspect. Tiled flooring, Chrome Heated towel rail.

**BEDROOM TWO:**

10'10 x 11'10 (3.30m x 3.61m)

UPVC window to the front aspect. Radiator.

**BEDROOM THREE:**

6'10 x 7'6 ( 2.08m x 2.29m)

Window to the rear aspect. Radiator.

**FAMILY BATHROOM:**

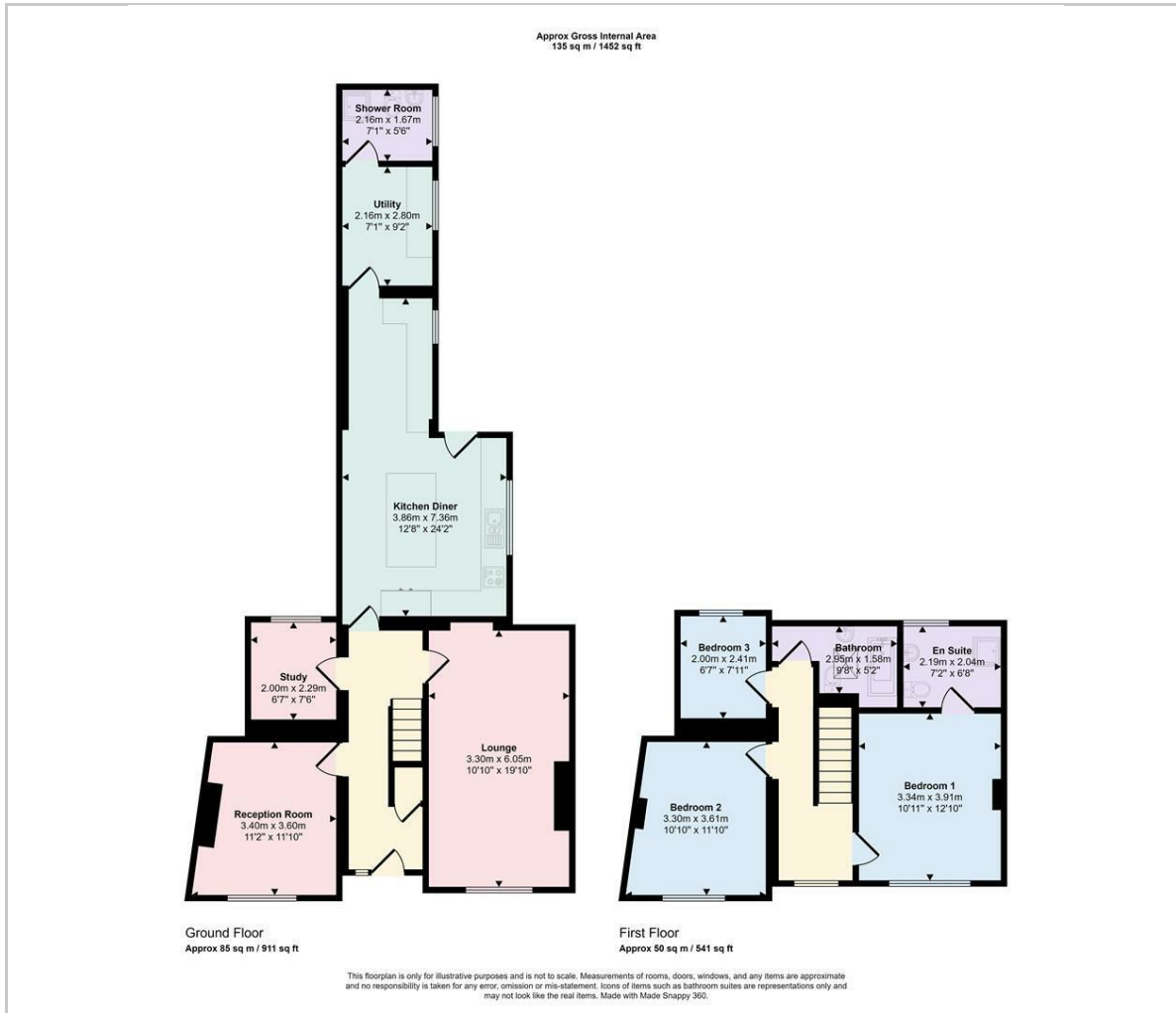
9'8 x 5'2 (2.95m x 1.57m)

Three piece suite comprised a wash basin with vanity unit under, bath with electric shower over, shower screen, Low level W.C. Tiled floor with complimentary tiling to shower areas. Heated towel rail. Velux style roof light.

**OUTSIDE:**

The rear garden has a patio seating adjacent to the property, a lawned area, Enclosed by timber panel fencing, gated access to side.

## Floor Plan



## Viewing

Please contact our Towcester Office on 01327 359164 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

