

# Bartram & Co



Archway House Moat Lane, Towcester, NN12 6AD

Asking Price £434,950 - Freehold



4



2



1



B

Council Tax Band: D

Service Charge: x

Ground Rent: x





# Archway House Moat Lane

Towcester, NN12 6AD

- A Substantial Four Bedroom Family home
- Newly Fitted Kitchen, Island Breakfast Bar
- Four Double Bedrooms with Wardrobes
- Gas Radiator Heating, Double Glazing
- EPC Energy Rating: B
- 22'82 x 17'11" Sitting/Dining Room
- En-Suite Shower to the Master Bedroom
- Cloakroom, Family Bathroom with Shower
- Walled Courtyard, Two Parking Spaces
- Council Tax Band: D

Archway House in a modern four-bedroom property built by Clayson Country Homes to an individual open-plan design in 2016. For Sale with no upward chain the property boasts a 22'8" x 17'11" lounge/dining room and a newly fitted kitchen with a range of integrated appliances and an island unit with a breakfast bar. From the lounge, two sets of French doors lead to the walled courtyard and there is a hallway and cloakroom/WC. On the first floor the master bedroom features a double glazed bay window, a walk-in wardrobe and an en-suite with a shower enclosure. All bedrooms have fitted wardrobes and the family bathroom also has a shower. Outside are two private parking spaces, one at the front and one at the rear. The house is in an ideal central location with the town and amenities and open countryside just a short walk.



## LOCATION:

## ENTRANCE HALL:

**W.C:** 5'1" x 4'0" (1.55 x 1.24)

**LOUNGE/DINING AREA:** 22'8" x 17'10" (6.92m x 5.46m)

**KITCHEN/BREAKFAST AREA:** 10'11" x 6'9" (3.34 x 2.08)

## LANDING:

**MASTER BEDROOM:** 13'1" x 12'10" (4 x 3.92)

**EN-SUITE SHOWER ROOM:** 8'3" x 4'3" (2.54m x 1.31m)

**BEDROOM TWO:** 12'7" x 11'3" (3.84 x 3.43)

**BEDROOM THREE:** 11'11" x 8'11" (3.64 x 2.74)

**BEDROOM FOUR:** 13'11" x 6'11" (4.25 x 2.13)

**FAMILY BATHROOM:** 8'9" x 5'10" (2.67 x 1.80 )

## OUTSIDE:

## TENANT FEES :







## Directions

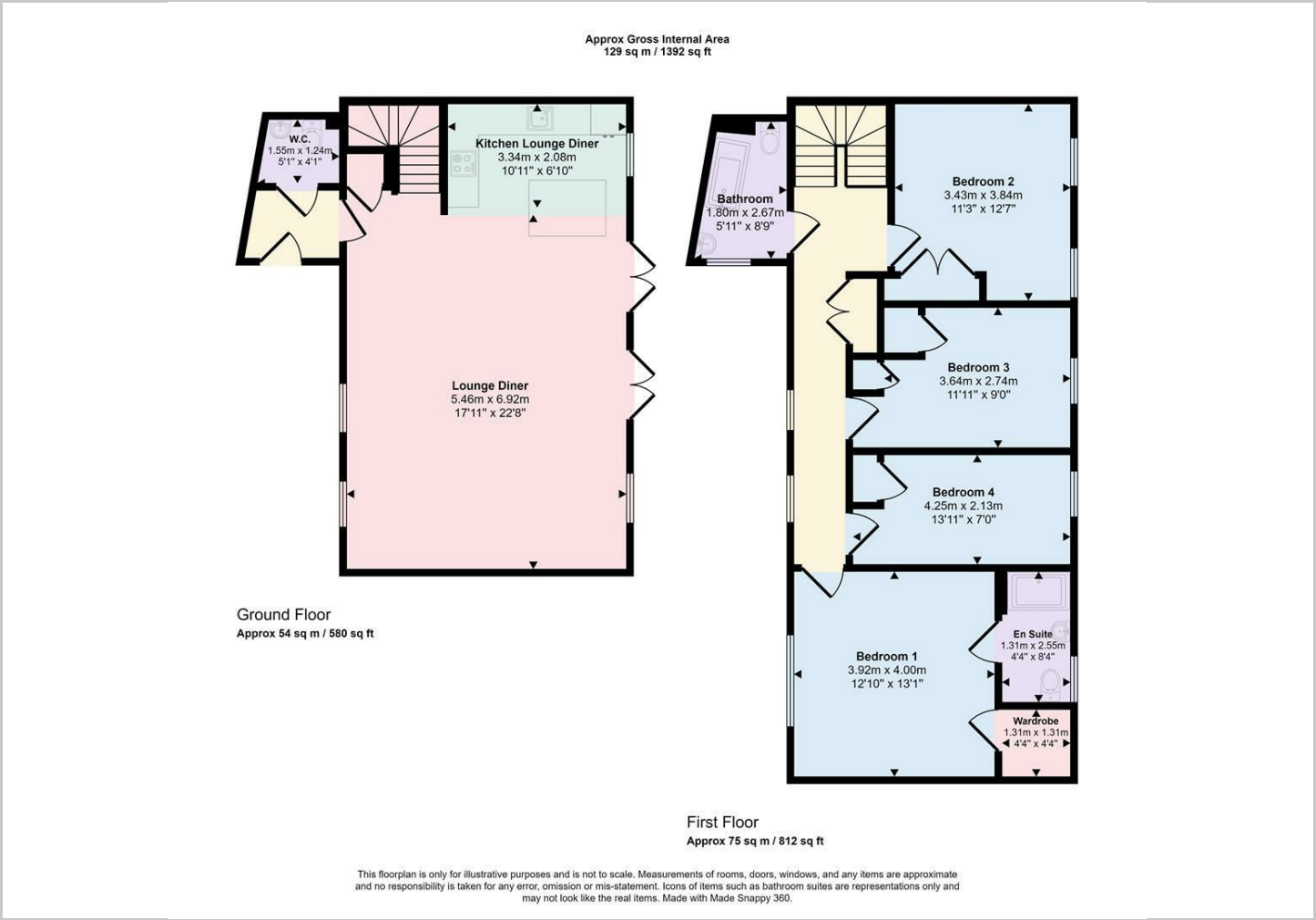
Starting at the Town Hall on Watling Street East, turn into Chantry Lane. Drive past the Church and turn immediately left into Moat Lane where the property can be found on you left hand side opposite the Motte & Bailey.







Floor Plans



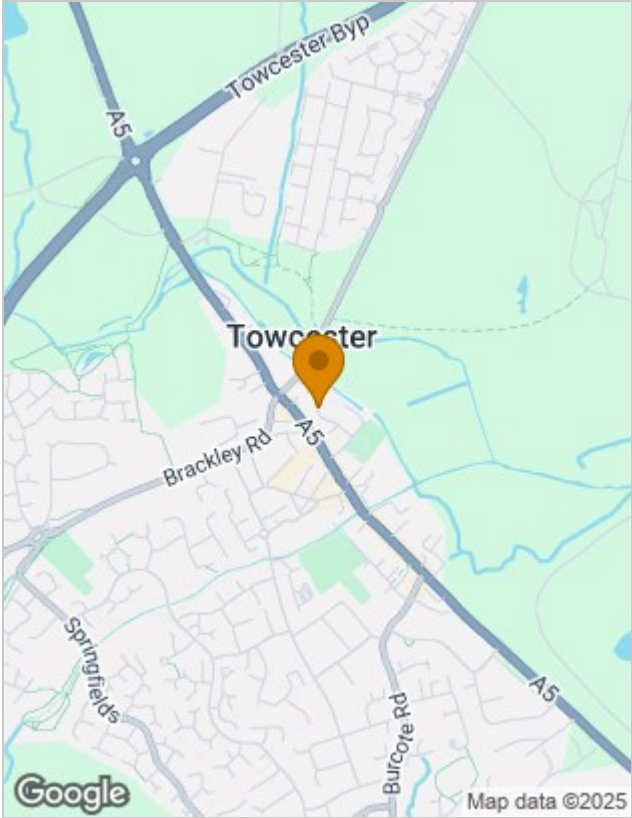
Viewing

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

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Town Hall, 86 Watling Street East, Towcester, Northamptonshire, NN12 6BS  
Tel: 01327 359164 Email: towcestersales@bartramandco.co.uk <https://www.bartramandco.co.uk>

Location Map



Energy Performance Graph

