

Bartram & Co



3 Butchers Lane

Pattishall, Towcester, NN12 8LE

Asking Price £559,950 - Freehold



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

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Bartram & Co are delighted to present this versatile family home, set on a generous one-third-acre plot in the desirable village of Pattishall. The ground floor comprises a sitting room, family room, conservatory, kitchen/breakfast room, a double bedroom, and a refitted shower room.

Upstairs, you'll find two large double bedrooms and a family bathroom.

Outside, the property boasts mature, wrap-around gardens. Additional benefits include a single garage with an attached utility room.

A rare opportunity to secure a spacious home in a prime village setting. Early viewing is highly recommended!

ENTRANCE HALL:

7'1" x 5'9" (2.18 x 1.76)

Doors Leading to all rooms. Radiator.

LIVING ROOM:

16'0" x 12'1" (4.88 x 3.69)

Double glazed window to front and side aspect, radiator.

KITCHEN/DINING ROOM:

20'0" x 9'9" (6.11 x 2.99)

Double glazed window to rear and sides, with part-glazed door leading to hallway. A range of base and eye level units with a roll top work surface, integrated double oven and electric hob. Oil fuel Range Cooker with twin hotplates, twin oven and back boiler servicing domestic hot water and heating.

SHOWER ROOM:

9'6" x 6'7" (2.91 x 2.03)

Double-glazed window to the rear aspect. Wash hand basin, low-level W.C., shower enclosure with glass shower screen, and wall-mounted electric shower. Chrome ladder-style radiator.

RECEPTION ROOM:

17'4" x 13'10" (5.30 x 4.23)

Double glazed window to the side aspect with part-glazed doors leading to the conservatory. UPVC french door opening to the side aspect, Radiator.





BEDROOM THREE:

14'0" x 10'11" (4.29 x 3.34)

Double glazed window to front, radiator.

CONSERVATORY:

11'1" x 7'4" (3.40 x 2.24)

UPVC French doors to rear garden. Windows to side and rear aspect.

UTILITY ROOM:

10'9" x 7'9" (3.30 x 2.37)

Double glazed window to rear, Power and light, A range of base and eye level units with roll top work surfaces.

GARAGE:

Up and over garage door with power and light.

LANDING:

Doors leading to all rooms:

BEDROOM ONE:

19'0" x 18'7" (5.80 x 5.67)

Double glazed window to front, radiator, fitted wardrobe.

BEDROOM TWO:

16'2" x 12'5" (4.93 x 3.79)

Double glazed window to front, radiator, fitted wardrobe. Loft Access.

BATHROOM:

7'2" x 6'3" (2.20 x 1.91)

Tiled floor. Fitted three-piece suite comprising a low-level W.C., pedestal wash hand basin, and enclosed shower with a wall-mounted electric shower. Complementary tiled splashback to wet areas. wall mounted electric radiator

FRONT GARDEN:

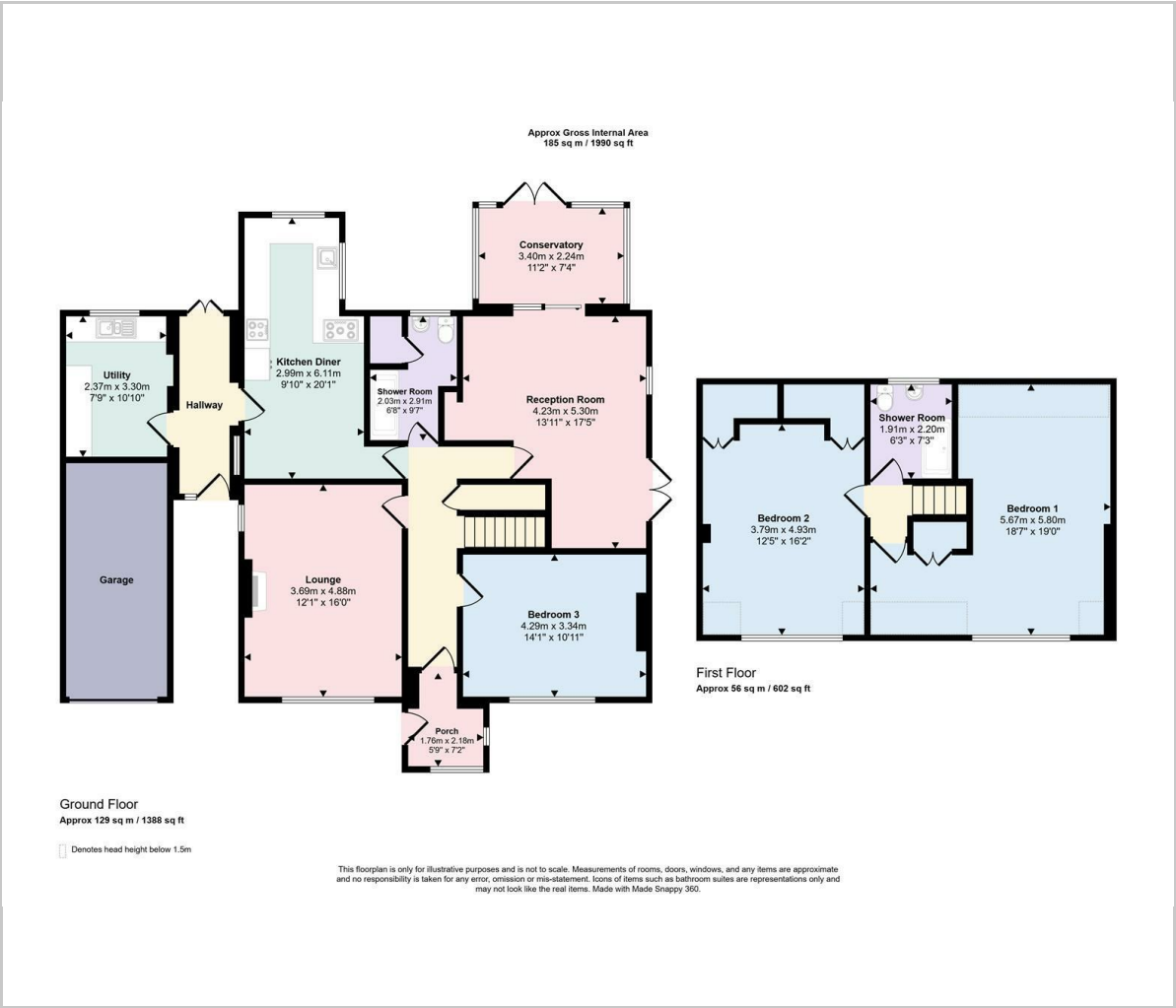
Gravel driveway, providing off-road parking for several vehicles. There is also a lawned area, complemented by mature borders.

REAR GARDEN:

A large rear garden, laid mainly to lawn with paved patio areas. Bounded by close boarded timber fencing and mature hedges, there is a summerhouse and shed. Side access to the front garden and a personal door to the garage.



Floor Plan



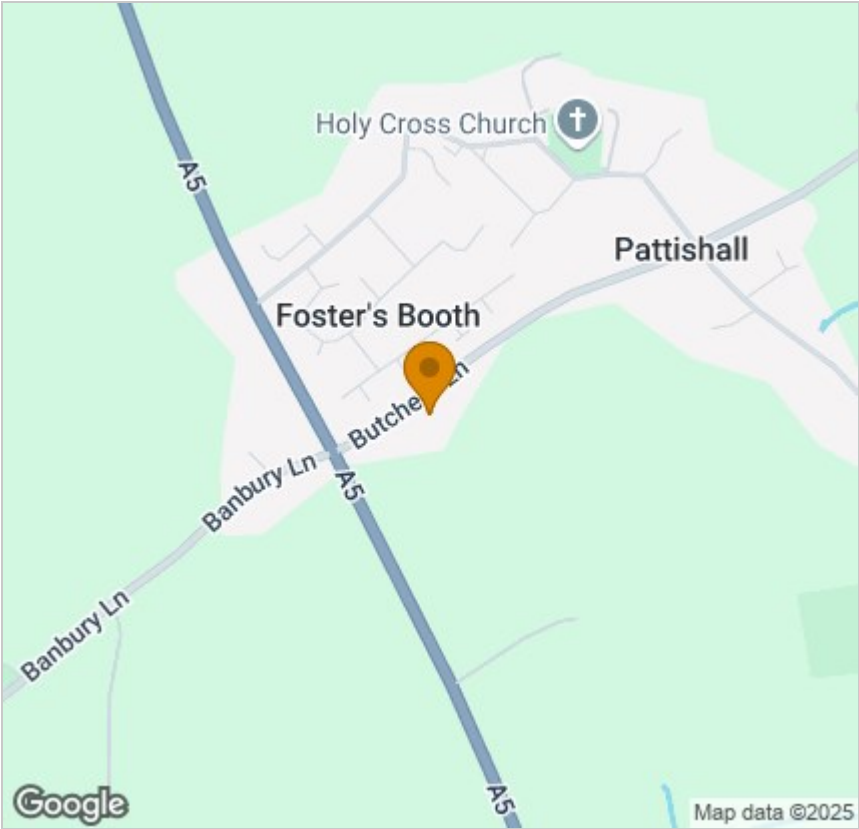
Viewing

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

Area Map



Energy Efficiency Graph

