

# Bartram & Co



12 The Beeches

Pattishall, Towcester, NN12 8LT

**Offers Over £500,000 - Freehold**



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



## 12 The Beeches

Pattishall, Towcester, NN12 8LT

Bartram & Co are pleased to present this extended bungalow situated in a cul-de-sac in the village of Pattishall. The property benefits from a private position with a double integral garage, four bedrooms, two en-suite bathrooms, a family bathroom, a WC, a large sitting/dining room, and a conservatory. The property also features a study, utility room, and a larger-than-average rear garden. The property has no upper chain and is waiting for someone to put their mark on it.

### PORCH:

8'8" x 2'5" (2.65 x 0.76)

enter via Sliding Aluminium framed glazed door:

### ENTRANCE HALL:

12'1" x 9'5" (3.69 x 2.88)

Enter via a part glazed Timber door, radiator and doors leading to:

### LOUNGE:

21'5" x 13'5" / 13'6" x 10'2" (6.54 x 4.10 / 4.12 x 3.12)

Floor to ceiling UPVC glazed window to the front aspect, Electric inset fire, radiator with doors leading to kitchen and door leading to the conservatory.

### KITCHEN:

12'2" x 9'10" (3.73 x 3.02)

Fitted in a range of base and eye level units with roll top work surfaces, Integral double oven and four-place electric hob, Sink drainer with mixer tap, space for free standing dishwasher and low level fridge. Double glazed window to rear aspect.

### UTILITY ROOM:

9'10" x 7'11" (3.02 x 2.43)

Fitted in a range of base and eye level units with sink drainer and mixer tap, floor mounted oil fired boiler. With doors leading to bedroom one, study and garage and rear garden.

### LANDING:

Split level stairs rising to the Main bedroom and lowering to garage. with door leading Bedroom Study/Bedroom five.

### MAIN BEDROOM:

16'11" x 16'11" (5.17 x 5.17)

Double glazed window to the front & side aspect, velux window, radiators.

### ENSUITE

6'7" x 5'11" (2.03 x 1.81)

Window to side aspect, Shower cubical. Low level W.C. pedestal wash hand basin. Radiator.

### DOUBLE GARAGE:

16'8" x 16'6" (5.09 x 5.05)

Electric roller garage door with power and light, courtesy door to the side, and window to the side aspect.

### STUDY:

7'9" x 6'5" (2.38 x 1.98)

Doubled glazed window to the rear, radiator.

### CLOAKROOM:

Built in mirrored sliding storage space. Low level Wc and pedestal wash hand basin. Radiator.

### HALLWAY

Radiator and Doors leading to:







#### **W.C:**

5'2" x 4'10" (1.60 x 1.48)

Two piece white suite including low level toilet, wash hand basin, mirrored wall mounted cabinets and radiator.

#### **BEDROOM TWO:**

14'6" x 11'8" (4.44 x 3.56)

Double glazed window to front and side aspect. Fitted wardrobes. Radiator.

#### **EN-SUITE**

8'11" x 7'8" (2.72 x 2.35)

Double glazed window to side aspect, White three-piece suite comprising a bath with matching side panel, Fitted in a white suite of a shower enclosure with a height adjustable shower and hinged screen door. Wash hand basin. Low level W.C. Tiled flooring. extractor fan.

#### **BEDROOM THREE**

13'10" x 8'9" (4.22 x 2.69)

Double glazed window to the rear, radiator.

#### **BEDROOM FOUR:**

11'4" x 9'10" (3.47 x 3.02)

Double glazed window to the rear, sliding double glazed doors to rear garden radiator.



#### **BATHROOM:**

6'10" x 5'9" (2.10 x 1.76)

Double glazed window to side aspect, White Two-piece suite comprising Wash hand basin. Low level W.C. Fitted shower enclosure with a height adjustable shower and screen door. Tiled flooring. extractor fan.

#### **CONSERVATORY:**

10'4" x 9'9" (3.15 x 2.98)

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

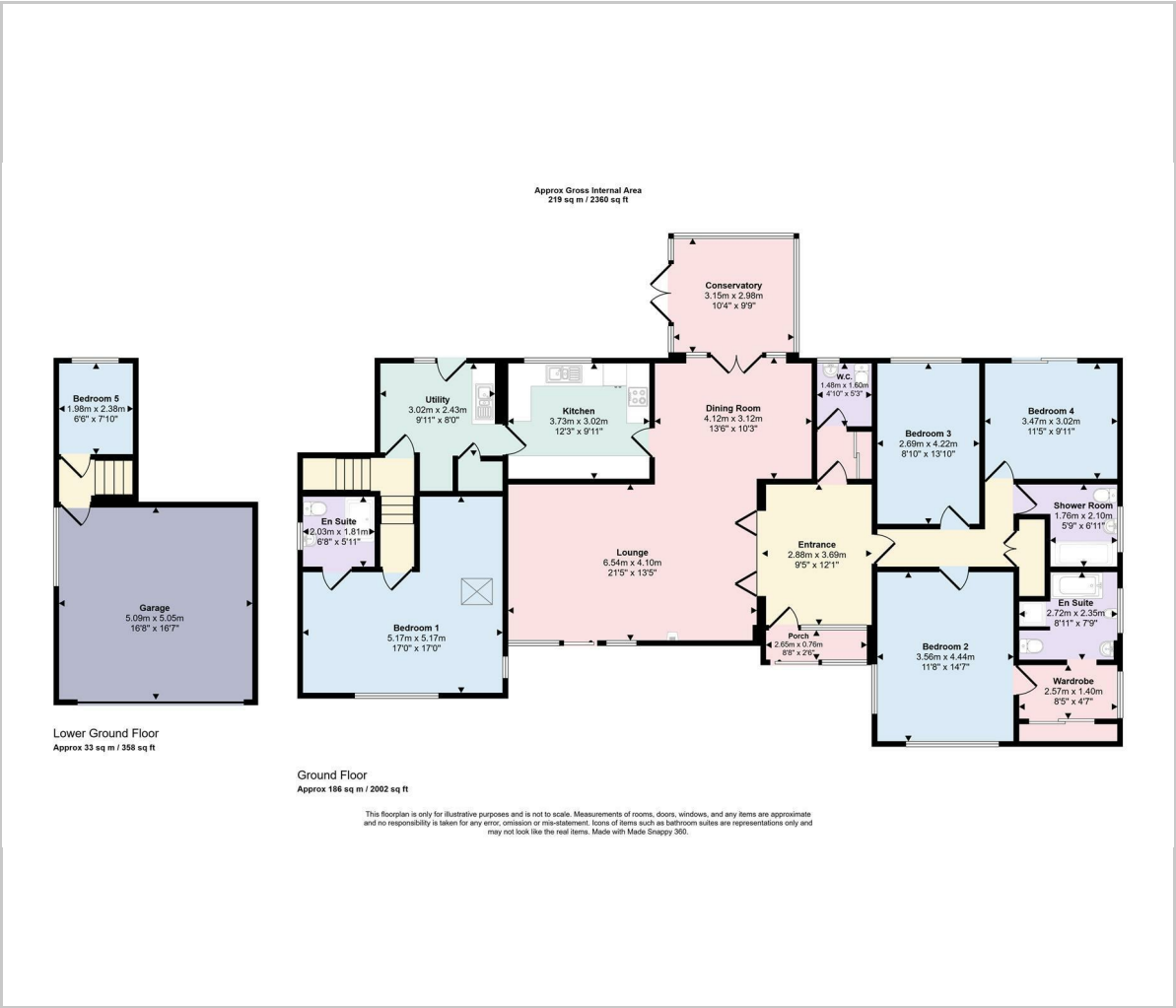
#### **REAR GARDEN:**

A large rear garden, laid mainly to lawn bounded by mature hedges.





Floor Plan



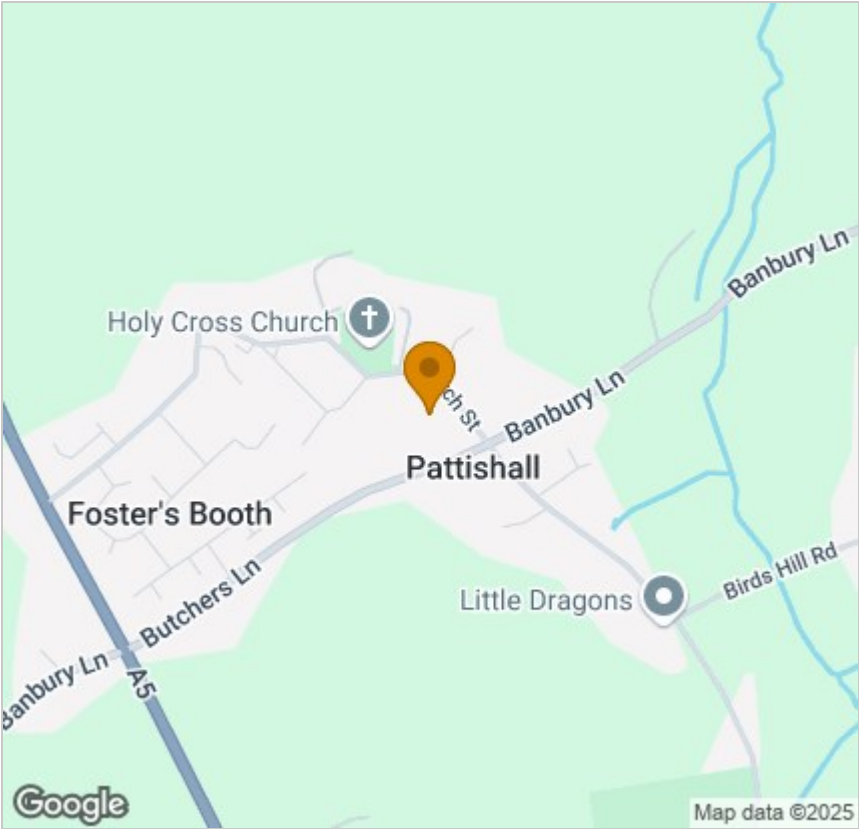
Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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

