



Highfields, Towcester, NN12 6EY



45 Highfields
Towcester
Northamptonshire
NN12 6EY

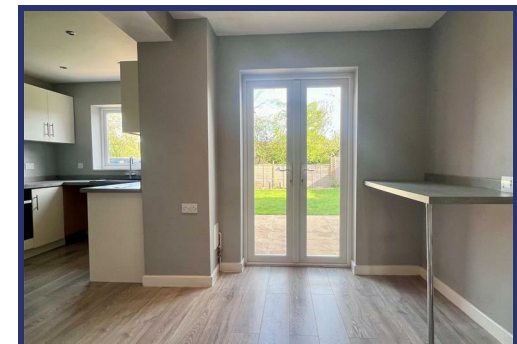
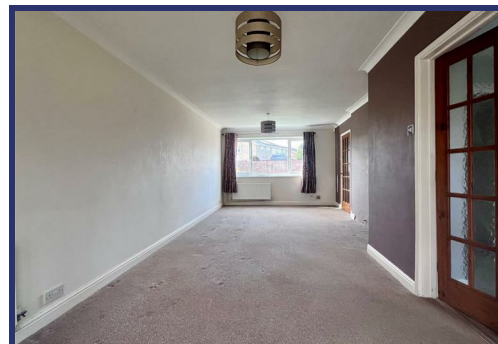
£365,000

An extended 4 bedroom detached house with conservatory, garage and gardens, located on a popular development with a popular school catchment area.

The property has been extended and has accommodation set on two floors comprising; entrance porch, hall, lounge/dining room, extended kitchen/breakfast room, cloakroom, and conservatory. On the first floor there are 4 bedrooms and a family bathroom. Outside the property has a driveway providing off-road parking for two cars, front & rear gardens, and a garage.

The property is located on a popular development within comfortable walking distance of the town centre facilities, leisure centre and schools.

- Extended Detached House
- 4 Bedrooms
- Lounge/ Dining Room
- Kitchen/ Breakfast room
- Cloakroom
- Garage & Driveway for 2 Cars
- Popular School Catchment Area





Ground Floor

An entrance porch has a door to the hall, stairs to the first floor and doors to all rooms.

The lounge/dining room is an L shaped room with a window to the front and French doors opening to the conservatory at the rear. Return door to the kitchen/breakfast room.

The conservatory is of brick and UPVC double glazed construction with a Polycarbonate roof.

The kitchen/breakfast room has a range of kitchen units to floor and wall levels with worktops, sink and an integrated electric hob and oven. Window to the rear. The breakfast/dining area has space for a dining table, French doors to the rear garden and a return door to the entrance hall.

The rear lobby has a door to the garage and cloakroom, which has a WC and wash basin.

First Floor

The landing has access to the loft, cupboard and natural wood panel doors to all rooms.

Bedroom 1 is a double bedroom located to the front with a recess which is ideal for wardrobes.

Bedroom 2 is a double bedroom located to the rear.

Bedroom 3 is a single bedroom located to the front.

Bedroom 4 is a dual aspect room with windows to the front and rear.

The family bathroom has a white suite comprising WC, wash basin and bath with shower over. Two windows to the rear.

Outside

To the front there is a block paved driveway

offering off-road for two cars, lawn and stocked beds.

The rear garden has a paved patio area and the remainder is laid to lawn and enclosed by fencing.

Garage

Single garage with up and over door, power and light and a rear access door.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council
Council Tax Band: C

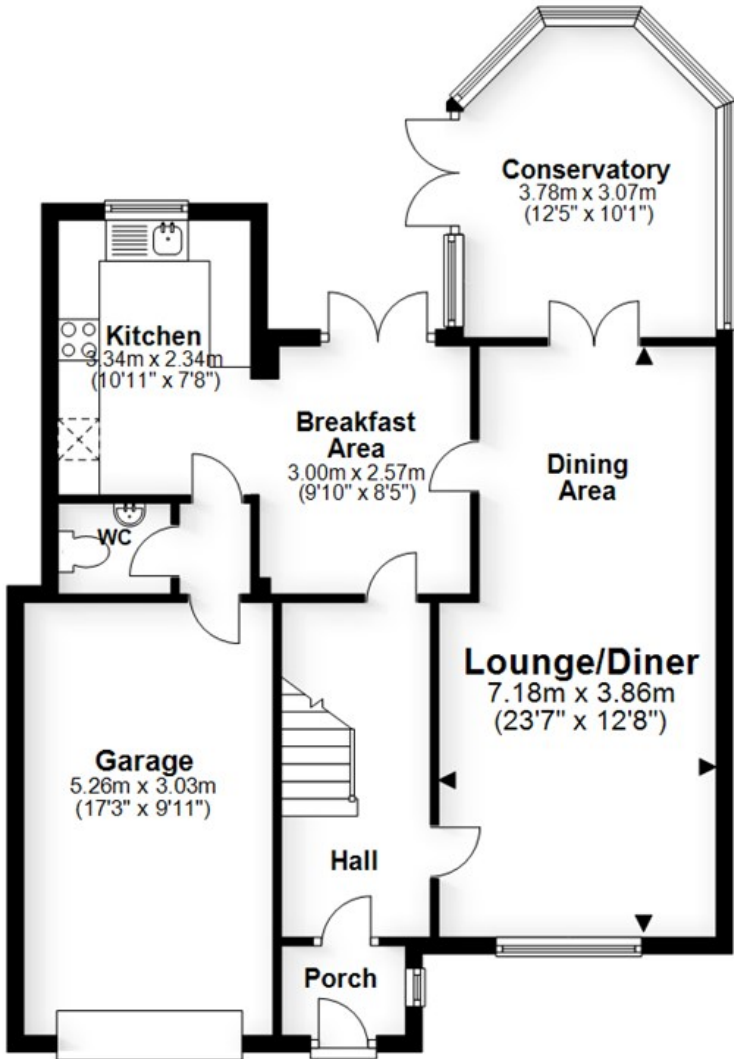
Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.

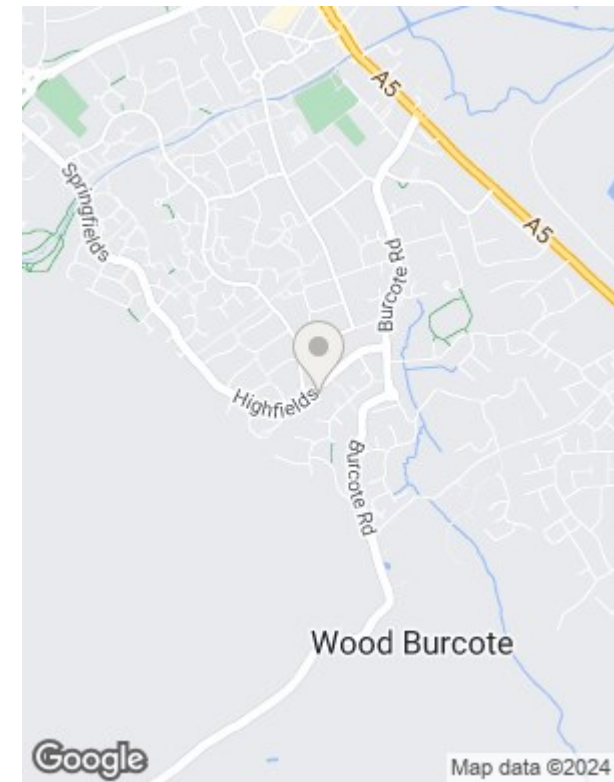
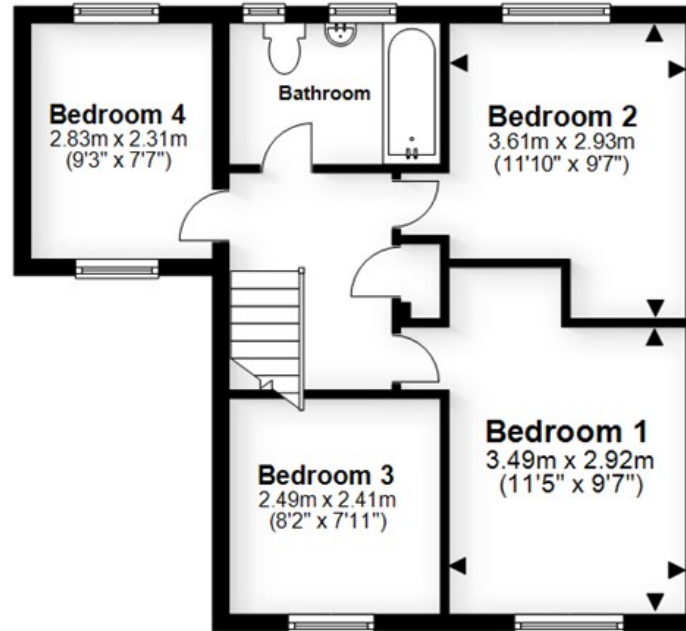




Ground Floor



First Floor



Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience

- 01908 561010
- stony@carters.co.uk
- carters.co.uk
- 59 High Street, Stony Stratford, MK11 1AY



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	

