



Shoemaker Close, Astcote, NN12 8AT





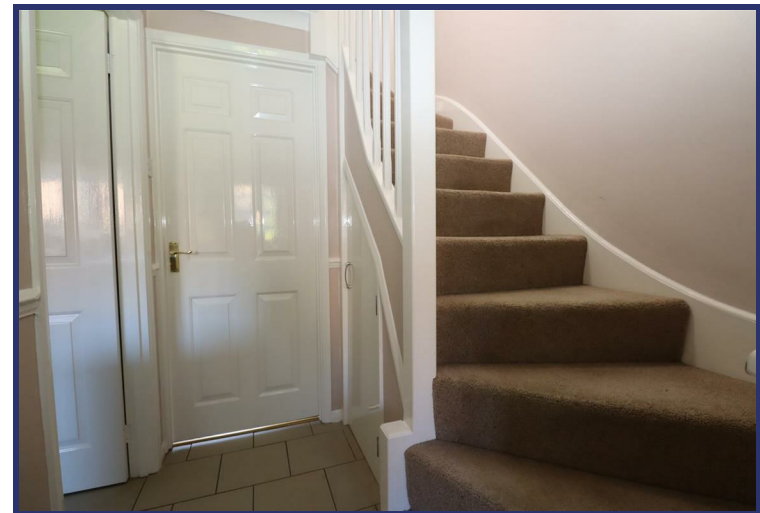
17 Shoemaker Close  
Astcote  
Northamptonshire  
NN12 8AT

£325,000

**A well presented three bedroom semi-detached family home situated at the end of this quiet cul-de-sac and backing onto open fields.**

The accommodation comprises entrance hall, cloakroom, living room, kitchen/breakfast, conservatory, master bedroom with en-suite, two further bedrooms and family bathroom. To the exterior there are front & rear gardens, and a driveway leading to the single garage.

- THREE BEDROOM SEMI DETACHED FAMILY HOME
- DOWNSTAIRS CLOAKROOM
- LIVING ROOM
- KITCHEN/BREAKFAST
- CONSERVATORY
- MASTER BEDROOM WITH EN-SUITE
- UPVC DOUBLE GLAZED WINDOWS
- FRONT & REAR GARDENS
- SINGLE GARAGE & DRIVEWAY
- INTERNAL VIEWING RECOMMENDED





### Ground Floor

The property is entered via a part glazed front door into the entrance hall. Stairs rise to the first floor landing. Understairs storage cupboard. Tiled flooring. Doors to living room, kitchen/breakfast room and cloakroom.

The cloakroom has a suite comprising low level w.c., and wash hand basin. Tiled flooring. Heated towel rail. Wall mounted fusebox. Wall mounted extractor.

The kitchen/breakfast room is located to the front of the property with a UPVC double glazed window overlooking the front garden. The kitchen is fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. Built-in induction hob, electric oven, and extractor hood over. Fitted breakfast bar. Under-counter fridge space. Plumbing for washing machine.

The living room is located to the rear of the property with glazed double doors leading to the conservatory.

The conservatory is of brick and UPVC double glazed construction and has glazed French doors leading to the rear garden.

### First Floor Landing

UPVC double glazed window to the side aspect. Access to the part boarded loft. Doors to all rooms.

The master bedroom has a range of fitted wardrobes with both sides of the bed space. Fitted drawers. Stairwell storage cupboard housing the hot water cylinder. Door to the en-suite comprising low level w.c., wash hand basin and shower cubicle. Heated towel rail. Complementary tiling. Obscure UPVC double glazed window to the front aspect.

Bedrooms two and three are located to the rear of the property with UPVC double glazed windows overlooking the rear garden. The family bathroom has a suite comprising low level w.c., wash hand basin and panel bath. Tiled flooring. Wall mounted heater and extractor fan. Complementary tiling.

### Gardens & Garage

The front garden is laid to lawn and enclosed by a hedge. Path to the front door. The driveway has parking for one vehicles and leads to the detached single garage with an up and over door, power and light connected and a window to the side aspect and a personal door to the rear garden.

The rear garden is fully enclosed and is tiered on three levels. Artificial grass. Block paved patio area. Planted trees and shrubs. Timber shed to remain.

### Cost/ Charges/ Property Information

Tenure: Freehold.

Local Authority: West Northants Council.

Council Tax Band: Band C.

Window - Replacement UPVC double glazed.

Heating - Electric storage heaters with a separate hot water cylinder, which was replaced in April 2025.

### Location - Ascote

Situated in the South Northamptonshire countryside, Ascote is

a pretty village annexed to the parish of Pattishall which boasts a church, parish hall, primary school with pre-school and nursery, a large playing field with football, cricket and tennis facilities with play equipment, two further play areas, a restaurant, and a variety of groups and societies. A fish & chip van, mobile library and mobile butcher visit the village on a weekly basis.

There is good access to the main arterial roads including M1 motorway at junction 15a, the M40 and A43 with train stations at Milton Keynes & Northampton both offering services to London Euston with journey times of around 35 minutes and 1 hour respectively.

Local amenities can be found at either Greens Norton, Silverstone or Towcester, all having doctors surgeries with a number of dentists in Towcester. Sporting activities in the area include golf at Whittlebury Hall, and motor racing at Silverstone

### Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

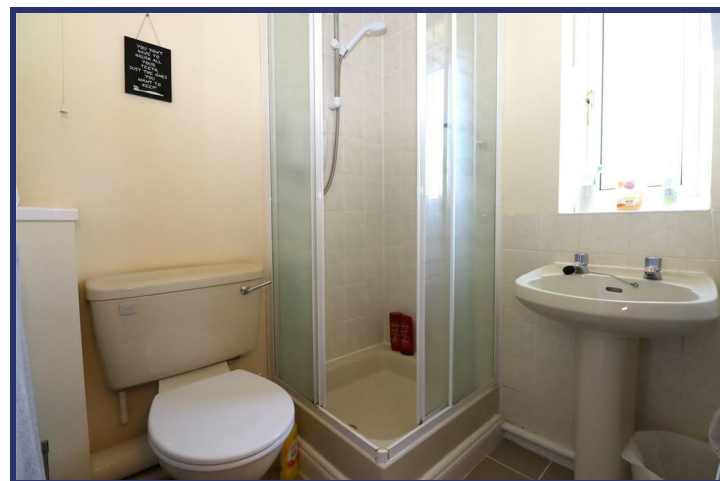
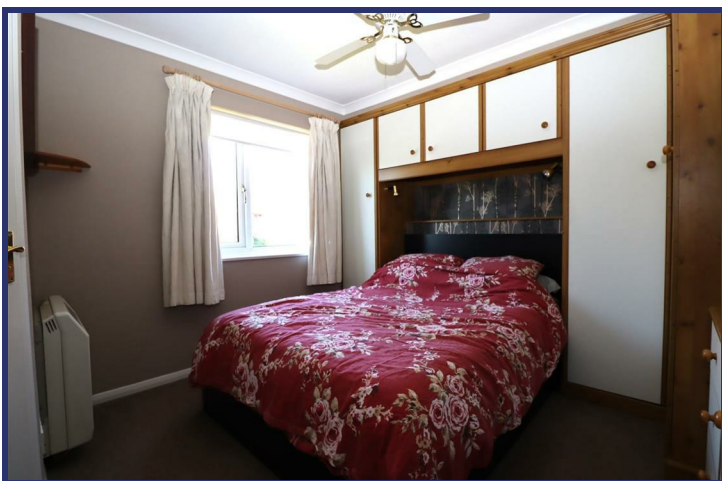
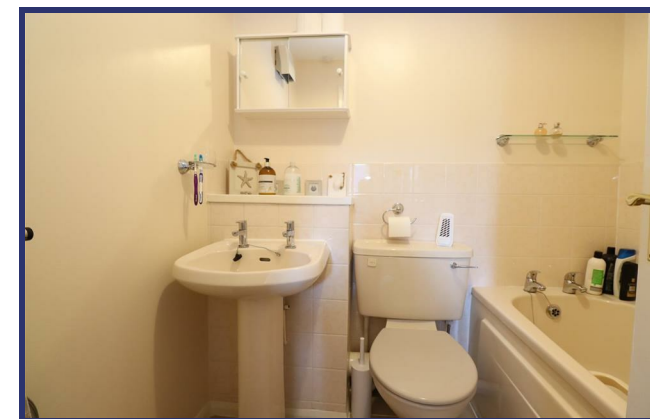
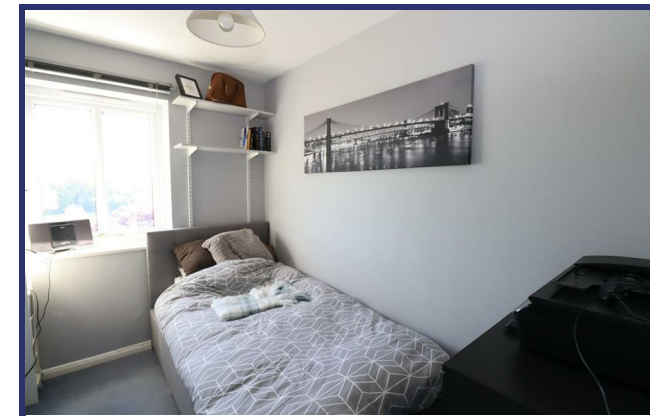
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

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### 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.



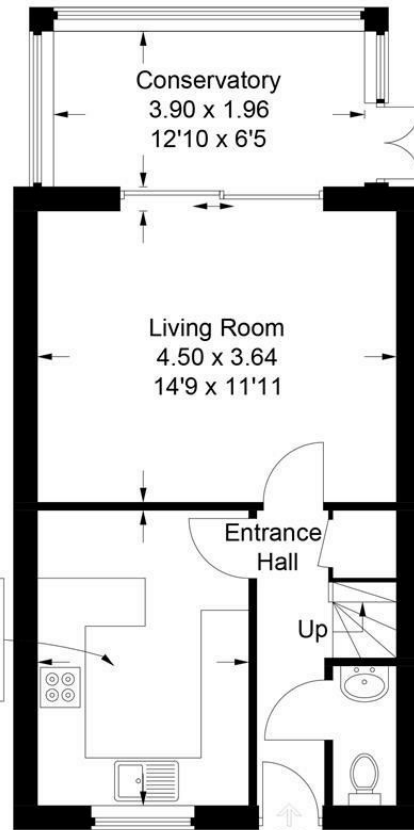




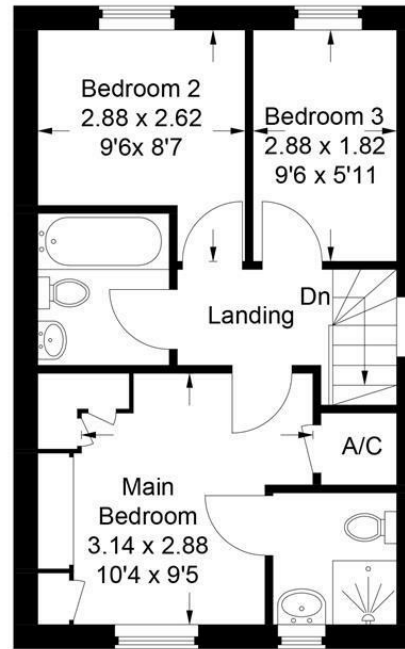




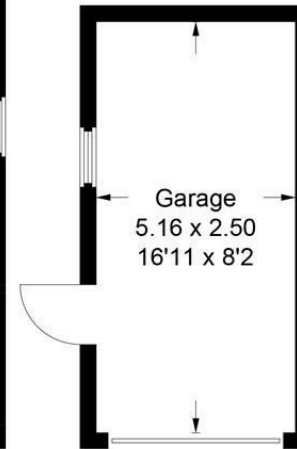
Approximate Gross Internal Area  
 Ground Floor = 41.4 sq m / 446 sq ft  
 First Floor = 33.2 sq m / 357 sq ft  
 Total = 74.6 sq m / 803 sq ft  
 (Excluding Garage)



**Ground Floor**



**First Floor**



(Not Shown In Actual  
Location / Orientation)

Kitchen /  
Breakfast Room  
3.68 x 2.65  
12'1 x 8'8

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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### Viewing Arrangements

By appointment only via Carters.

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59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	89
(81-91) B	
(69-80) C	65
(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	

