



4 Smithland Court, Greens Norton, Northamptonshire, NN12 8DA

HOWKINS &
HARRISON

4 Smithland Court,
Greens Norton,
Northamptonshire,
NN12 8DA

Guide Price: £425,000

A detached, four bedroom family home, with three reception rooms and a large rear garden. The property is in a cul-de-sac location within this well-serviced and sought after village. The accommodation comprises entrance hall, sitting room, dining room, family room, kitchen, utility, shower room, four bedrooms and a family bathroom. There is driveway parking, a part-converted garage, and large south-westerly facing rear garden. Whilst appearing structurally sound there is great scope for improvement and updating.

Features

- Detached family home
- Four bedrooms
- Bathroom plus shower room
- Three reception rooms
- Kitchen and utility room
- Driveway and part converted garage
- Large south-westerly facing garden
- Sought after location
- Great Potential to improve
- EPC Rating: C



The highly regarded village of Greens Norton is located approx. 2 miles from the town of Towcester and approx. 11 miles from Northampton. The village benefits from a pre-school, primary school, children's playground, cricket and football pitches, post office, village shop, butchers, medical surgery, church, village hall and a public house. Further primary schools are in the nearby villages of Silverstone, Lois Weedon, Helmdon and Syresham with secondary schools in Towcester and Northampton and a wide range of independent schools in the area catering for all age groups. A school bus runs from the village to Sponne School in Towcester.

Other local amenities including major supermarkets and a leisure centre can be found at Towcester along with doctors' surgeries and a number of dentists. There is good access to the A43, M1, the M40 and train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 50 minutes respectively.

Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcestrians Sports Club, golf at Silverstone and Whittlebury Hall, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course the world famous motor racing at Silverstone.



Ground Floor

The entrance hall opens into a shower room, the large sitting room, dining room and kitchen, beyond which is the extended family room and utility.

First Floor

There are four bedrooms accessed off the central landing, plus a family bathroom.

Outside

There is off road parking for several vehicles to the front, and access to the part-converted garage. Side access leads to the generous rear garden, which enjoys a South-Westerly aspect.

Agents Note

Whilst appearing to be structurally sound, the property offers an opportunity for improvement and refurbishment.

Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel: 01327-353575.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

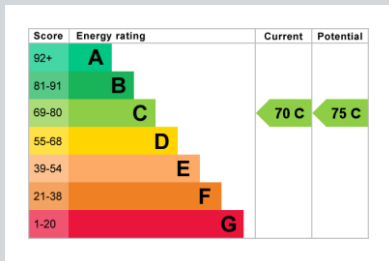
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains services.

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

Council Tax Band – C



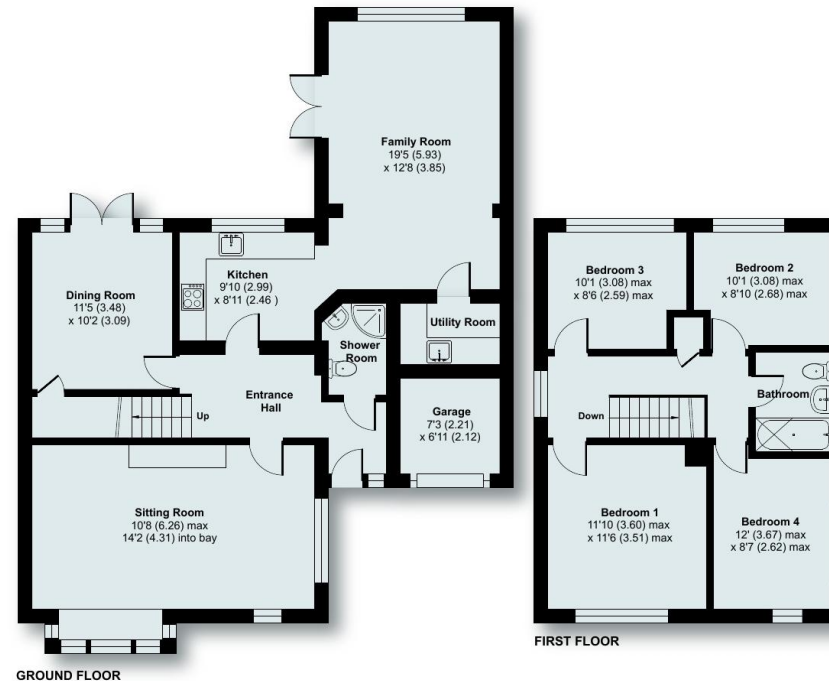
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Approximate Area = 1454 sq ft / 135 sq m

Garage = 90 sq ft / 8.3 sq m

Total = 1544 sq ft / 143.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © ncthecom 2026. Produced for Howkins & Harrison. REF: 1480605



Howkins & Harrison

98a Watling Street, Towcester, Northamptonshire NN12 6BT

Telephone 01327 353575
 Email property@howkinsandharrison.co.uk
 Web howkinsandharrison.co.uk
 Facebook HowkinsandHarrison
 Twitter HowkinsLLP
 Instagram HowkinsLLP



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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.