



Meadow View, Towcester, NN12 7PJ



60 Meadow View  
Potterspur  
Towcester  
NN12 7PJ

**Guide Price £300,000**

**An extended 3 bedroom semi detached house which requires some modernisation, located in a village location backing onto the village recreational ground.**

The property has extended accommodation set over two floors comprising a hall, extended lounge/dining room and kitchen/dining room. On the first floor there are 3 double bedrooms and a bathroom.

Outside, there are front and rear gardens, the driveway has parking for two cars, and a garage. The property backs onto the village recreational ground.

Offered for sale with no onward chain.

- Semi Detached House
- Requires Modernisation
- 3 Bedrooms
- Extended Lounge/ Dining Room
- Kitchen/ Dining Room
- Front & Rear Gardens
- Garage & Driveway
- Village Location
- CHAIN FREE SALE





### Ground Floor

The entrance hall has stairs to the first floor and doors to the living room and kitchen.

The living room/dining room has been extended to the rear with windows to the front, side and patio doors open to the garden.

The kitchen/dining room has a range of units to floor and wall levels with granite worktops, sink unit, oven and hob, dishwasher, and space for a dining table. Window to the front and rear. Door to the side.

### First Floor Landing

The landing has doors to all rooms.

Bedroom 1 is a double bedroom located to the front with a cupboard housing the gas central heating boiler and hot water cylinder.

Bedroom 2 is a double bedroom located to the front.

Bedroom 3 has been extended to provide a large L'shape double bedroom with a window to the rear overlooking the village sports ground.

The bathroom has a suite comprising WC, wash basin and bath. Window to the rear.

### Gardens

Front garden is laid to lawn and a concrete driveway to the side provides off-road parking for two cars -one in front of, and the other behind gates.

The rear garden is laid to lawn with a patio area and is currently overgrown. The garden backs onto the village sports ground.

### Garage

Concrete pre-fabricated single garage.

### Heating

The property has gas to radiator central heating.

### Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council

Council Tax Band: C

### Location - Potterspurty

Potterspurty is a small village located close to the south Northants/north Bucks border and has facilities including local village store, two pubs which serve food, church and village hall. The village is located two miles to the north of Stony Stratford, just off the A5 Watling Street with excellent links to Stony Stratford with a wide range of specialist shops, pubs and restaurants. Slightly further afield is Central Milton Keynes with extensive facilities including the main line railway station to London Euston with the quickest trains taking only 30 minutes.

### Note for Purchasers

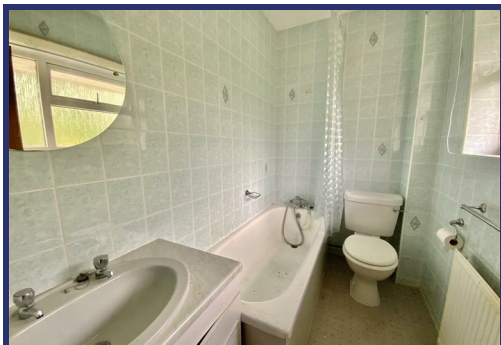
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per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

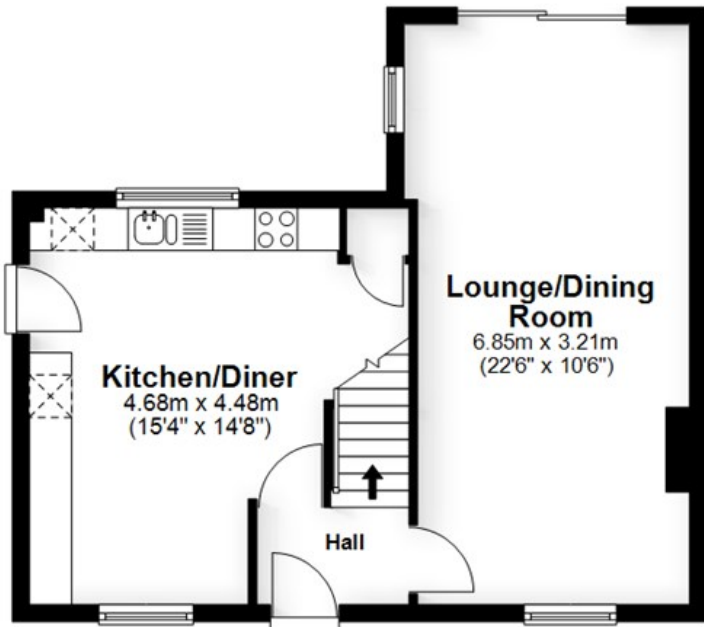
We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

### Disclaimer

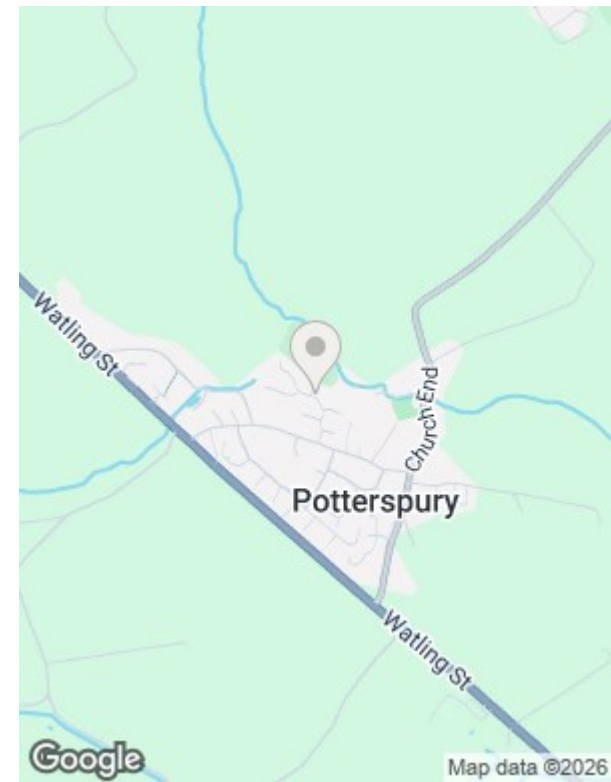
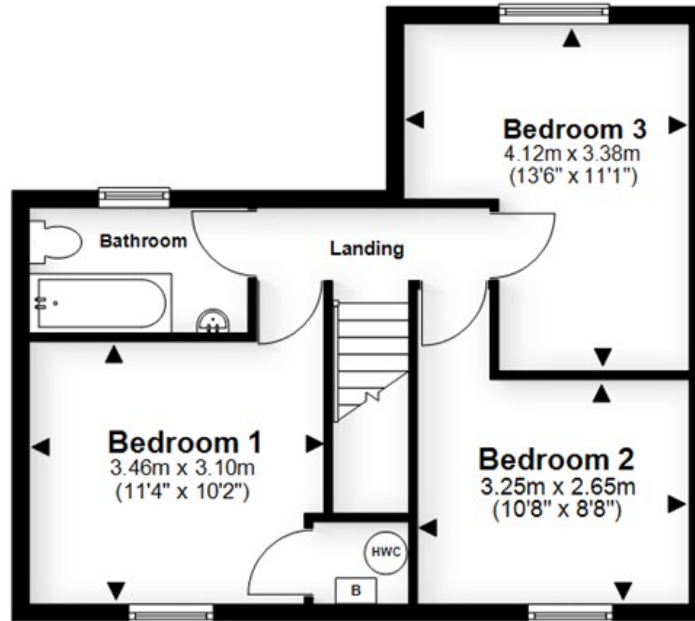
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. 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		59	76
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

