



67 Main Road, Shutlanger, Northamptonshire, NN12 7RU

HOWKINS &  
HARRISON

67 Main Road, Shutlanger,  
Northamptonshire,  
NN12 7RU

Guide Price: £260,000

Situated on the edge of the sought-after village of Shutlanger, with open views to the front, this end of terrace property is presented with great potential to remodel and improve. The accommodation includes a sitting room, kitchen/dining room, two spacious bedrooms and a family bathroom. Outside, the property further benefits from an outbuilding and generous garden to the front and rear.

#### Features

- No onward chain
- Two bedrooms
- Family bathroom
- Kitchen/dining room
- Sitting room
- Approved planning permission
- Edge of village location
- Outbuilding
- Generous gardens
- EPC Rating - F

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Land App



## Location

The desirable village of Shutlanger is situated about nine miles south of Northampton with easy access to the A5 to Towcester and Milton Keynes and the A508 Northampton to Stony Stratford Road, next to Stoke Bruerne. Road communications are good with junction 15 of the M1 some five miles to the north. There is a rail service from Northampton and Milton Keynes to London (Euston).

In the village there is a public house, with a primary school in the neighbouring village of Stoke Bruerne through which the Grand Union Canal runs and where there is the Waterways Museum and Canal Side public houses and restaurants. Educational facilities are well served in the area with secondary education available in the village of Roade which has a school bus.

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

Entrance hall, with stairs rising to the first floor, and doorway to the sitting room, leading through to the kitchen/dining room. The inner hall provides access to the rear garden, with a doorway to the useful outbuilding.

## First Floor

On the first floor, there are two spacious bedrooms, and a family bathroom.

## Outside

The gardens are mostly laid to lawn and benefit from countryside views to the front and paddock views to the rear. A pedestrian right of way for the neighbouring property follows the concrete path to the side and rear of the property.

## Agents Note

We understand that there is planning permission under reference 2023/5680/FULL for a rear extension to 67 Main Road. The adjacent plot of land is available separately, with planning permission for a three-bedroom house, under the same reference. Please contact the selling agent or visit the planning register for more information.

## 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 warrantied in any way.

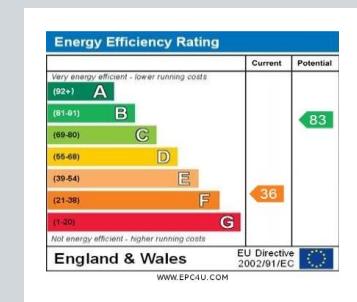
## Services

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 water, electricity, gas, and drainage services.

Tenure: Freehold

## Local Authority

West Northamptonshire Council – Tel:0300- 1267000.



## Howkins & Harrison

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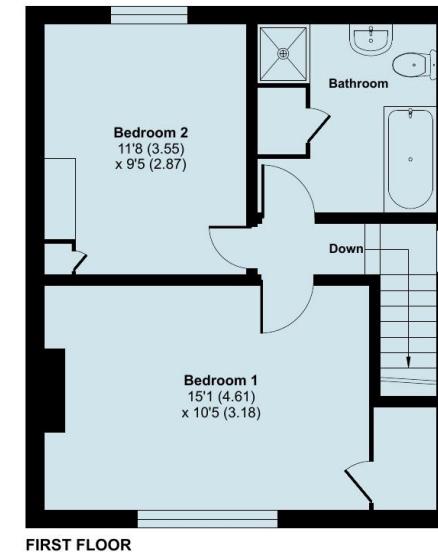
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RICS

## Main Road, Shutlanger, Towcester, NN12

Approximate Area = 912 sq ft / 84.7 sq m

For identification only - Not to scale



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.



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