

**26 Falcon View
Greens Norton
TOWCESTER
NN12 8BT**

£350,000



- **THREE BEDROOM**
- **GAS TO RADIATOR HEATING**
- **OFF ROAD PARKING**

- **SEMI DETACHED**
- **UPVC DOUBLE GLAZING**
- **ENERGY EFFICIENCY RATING: TBC**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A modern, three bedroom, semi detached property situated in the sought after area of Greens Norton within Towcester. The accommodation comprises in brief: entrance hall, lounge, dining area, kitchen, conservatory, cloakroom and a office to the ground floor. To the first floor are the three bedrooms and bathroom. Additional benefits include gas to radiator central heating, UPVC double glazing, off road parking and gardens to front and rear.

Ground Floor

Entrance Hall

Stairs leading to first floor landing, doors to:

Lounge Area

12'5" x 12'7" (3.81 x 3.85)

Radiator, laminate flooring, two UPVC double glazed windows to front.

Dining Area

12'5" x 7'7" (3.81 x 2.32)

Radiator, laminate flooring, UPVC double glazed patio doors to conservatory, door to:

Kitchen

16'6" x 9'10" (5.05 x 3.02)

Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, eye level cupboards, built in hob with extractor fan above, built in electric oven, radiator, plumbing for washing machine and dishwasher, UPVC double glazed window and door to rear.

Cloakroom

Suite comprising low level WC, hand wash basin, tiled splash areas.

Office

12'7" x 7'4" (3.85 x 2.25)

Radiator, UPVC double glazed window to front, built in storage cupboard.

First Floor

First Floor Landing

Built in storage cupboard, access to loft, UPVC double glazed window to side, doors to:

Bedroom One

12'9" x 9'3" (3.90 x 2.82)

Radiator, UPVC double glazed window to front.

Bedroom Two

10'6" x 8'8" (3.22 x 2.66)

Radiator, UPVC double glazed window to rear.

Bedroom Three

9'3" x 6'3" (2.84 x 1.91)

Radiator, UPVC double glazed window to front.

Bathroom

Suite comprising bath unit with shower unit above, hand wash basin, low level WC, tiled splash areas, radiator, UPVC double glazed window to rear.

Externally

Front Garden

Mainly laid to lawn, gravel pathway leading to front door, concrete driveway for off road parking.

Rear Garden

Paved patio area, wooden decked patio area, area laid to lawn, timber storage shed.

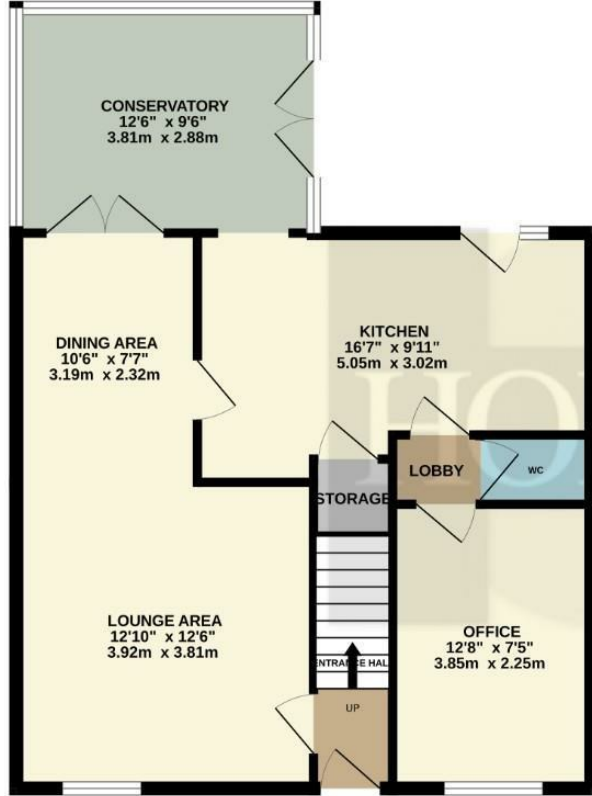
Agents Notes

Council Tax Band: C

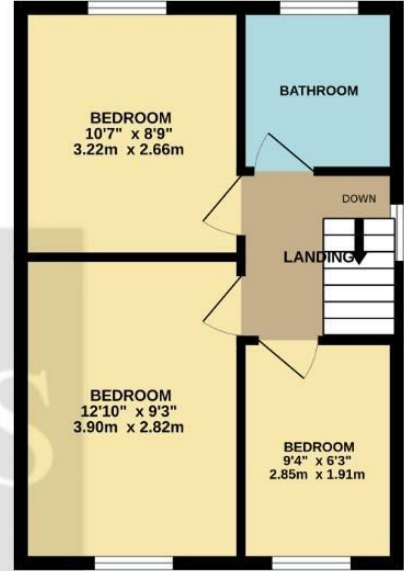




GROUND FLOOR
683 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR
369 sq.ft. (34.3 sq.m.) approx.



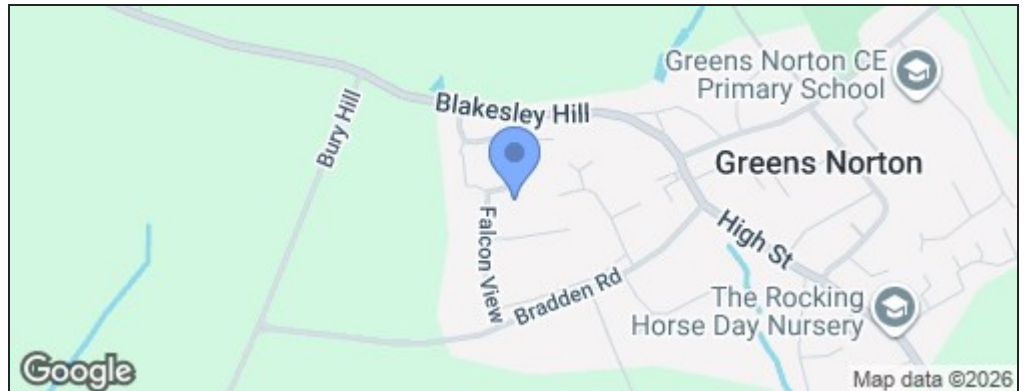
TOTAL FLOOR AREA : 1052 sq.ft. (97.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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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	



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.