

46 Kempton Drive, Towcester, Northamptonshire, NN12 6NG

HOWKINS & HARRISON

46 Kempton Drive
Towcester
Northamptonshire
NN12 6NG

Guide Price: £259,500

Constructed by Persimmon Homes in 2023 to their 'Ithon' design, this beautifully presented mid terrace property is well located within the popular Towcester racecourse development. The accommodation incudes two bedrooms, a bathroom, cloakroom and open plan kitchen/dining/living room. Outside, the property further benefits from an enclosed, south-easterly facing rear garden and ample driveway parking.

Features

- Persimmon Homes 'Ithon' design
- Constructed in 2023
- Beautifully presented throughout
- Open plan kitchen/dining/living space
- Cloakroom
- Two spacious bedrooms
- Family bathroom
- Ample driveway parking
- Enclosed rear garden
- Energy rating B







Location

Situated within walking distance of the thriving market town of Towcester's many amenities including shops, bars and restaurants, primary and secondary schools, doctor and dentist surgeries and a leisure centre.

There is good access to the main arterial roads including the M1 motorway at junction 15a, the M40, A5 and A43 with 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

Entrance hall, with stairs rising to the first floor and a doorway leading to the open plan living space, with a well-appointed kitchen, cloakroom and French doors leading to the rear garden.

First Floor

On the first floor, there are two spacious bedrooms, one with a fitted cupboard, and a family bathroom.

Outside

The front garden is low maintenance, with a footpath leading to the front door. To the rear, the south-easterly facing garden is enclosed and mostly laid to lawn. A footpath leads to a courtesy gate, with access to the generous driveway, providing off-road parking for numerous vehicles.

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

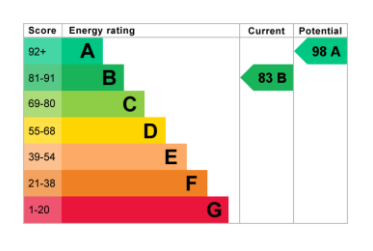
Fixtures and Fittings
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warrantied in any way.

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 services.

Tenure: Freehold

Local Authority
West Northamptonshire Council – Tel:0300- 1267000.

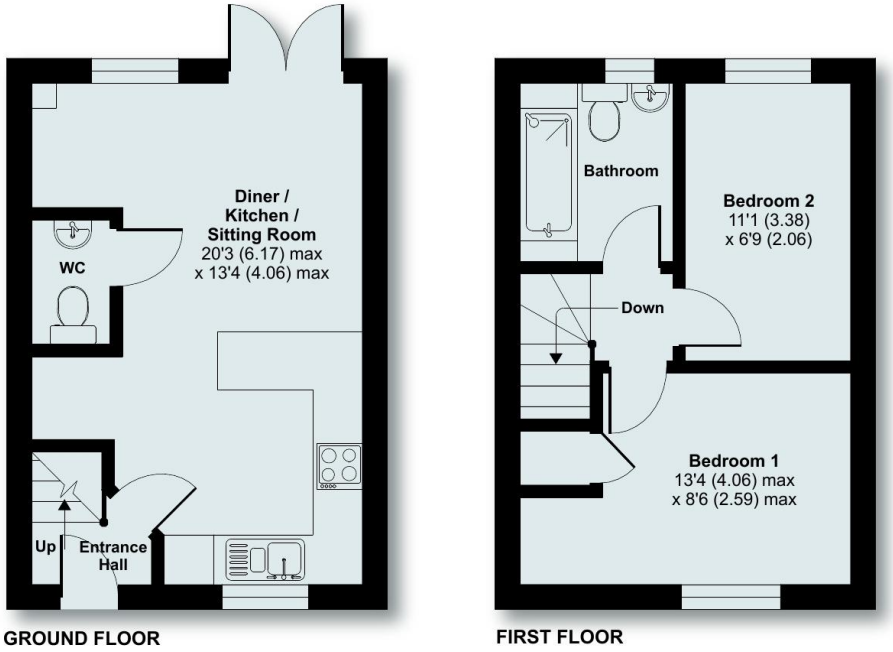
Council Tax Band – B



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Approximate Area = 536 sq ft / 49.7 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). ©nichecom 2026. Produced for Howkins & Harrison. REF: 1447933

HOWKINS & HARRISON

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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