



## 14 Aintree Avenue, Towcester, Northamptonshire, NN12 6NR

**Guide Price £325,000**

Constructed in 2018 by Persimmon Homes to their popular Silverstone design, this beautifully presented semi-detached property is well situated, enjoying views over open green space and across Towcester Racecourse. The accommodation includes a well-appointed kitchen, sitting/dining room, cloakroom, three bedrooms and two bathrooms. Outside, the property further benefits from driveway parking and a rear south-westerly facing garden.

98a Watling Street, Towcester, Northamptonshire NN12 6BT

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Branches across the region and an office in central London

Howkins & Harrison is the trading name of Howkins & Harrison LLP.

PARTNERSHIP NO. OC316701 VAT REGISTRATION NO. 272 4321 77 REGISTERED IN England and Wales REGISTERED OFFICE 7-11 Albert Street, Rugby, Warwickshire CV21 2RX



## TOWCESTER

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 to the cloakroom. The well-appointed kitchen includes a range of fitted units and integrated appliances, including a dishwasher, washing machine, oven and hob. The spacious sitting/dining room has French doors leading to the patio and garden beyond.

## FIRST FLOOR

The master bedroom benefits from an en-suite shower room. There are two further bedrooms, and a family bathroom.

## OUTSIDE

The property is approached by a driveway proving ample off-road parking. A footpath leads to the front door, with the remainder of the front garden laid to lawn.

The south-westerly facing rear garden is fully enclosed, mostly laid to lawn with mature shrubs and a patio seating area. There is a useful garden shed, and a gate leading to the driveway.

## LOCAL AUTHORITY

West Northamptonshire Council  
The Forum, Moat Lane  
Towcester, NN12 6AD

## COUNCIL TAX BAND

Band - C

## VIEWING ARRANGEMENTS

Strictly by prior appointment via the selling agents, Howkins and Harrison. 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 :  
Mains gas, electricity, water and drainage.

None of the above services have been tested and

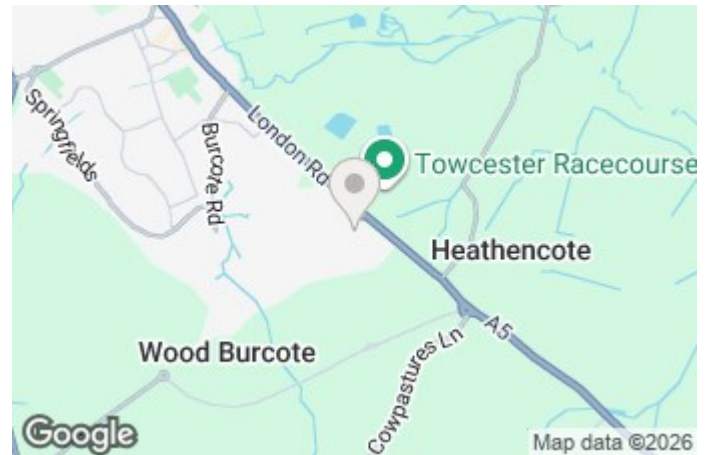
purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains services.

## FLOORPLAN

Howkins and Harrison provide these plans for reference only - they are not to scale.

## IMPORTANT NOTICE

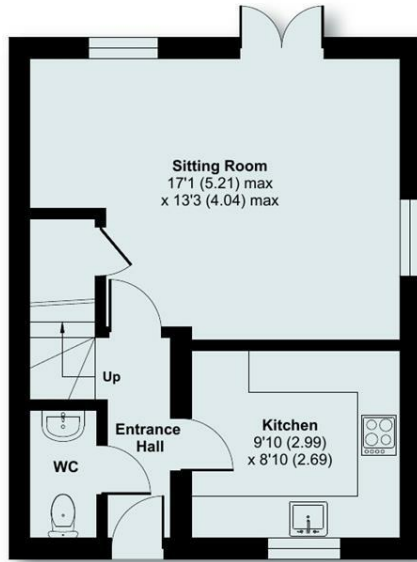
Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there 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.



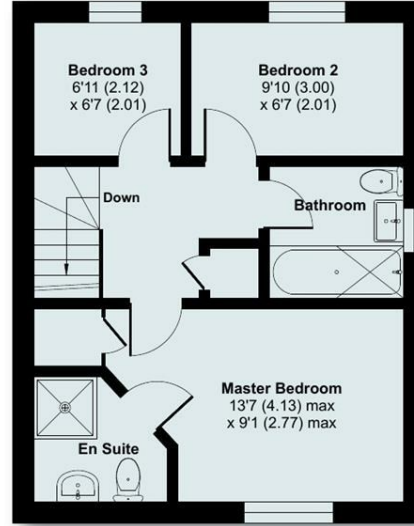


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Approximate Area = 786 sq ft / 73 sq m  
For identification only - Not to scale

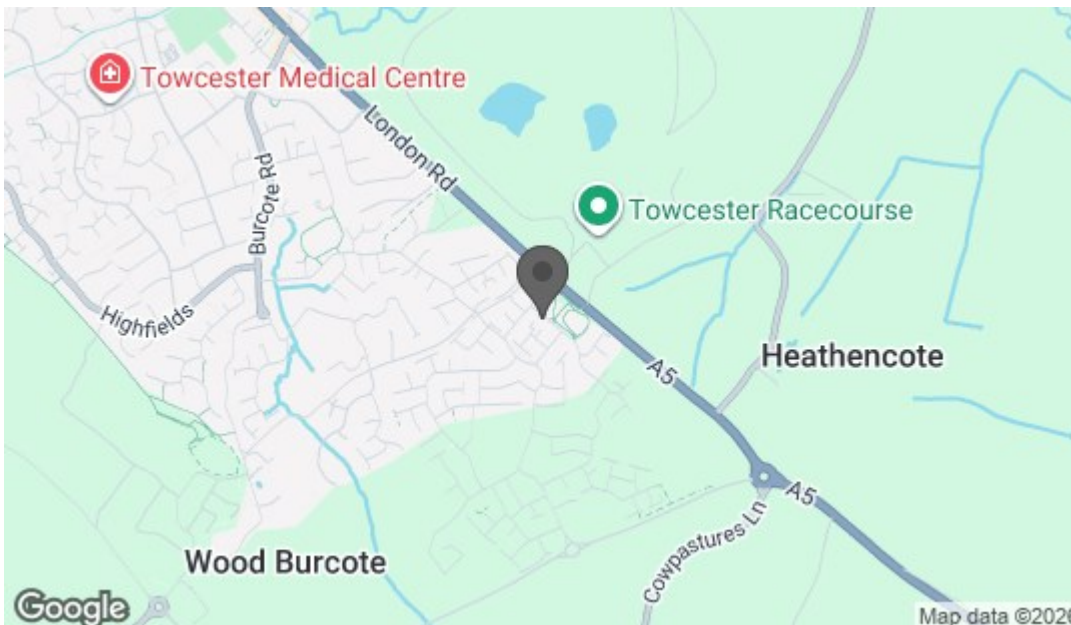


GROUND FLOOR



FIRST FLOOR

ⓘ Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2026. Produced for Howkins & Harrison. REF: 1446247



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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