

**40 Highfields
Towcester
NORTHAMPTONSHIRE
NN12 6EA
£300,000**



- **BEAUTIFULLY PRESENTED**
- **KITCHEN/DINER**
- **PRIVATE GARDEN**
- **SOUGHT AFTER LOCATION**

- **THREE BEDROOMS**
- **CONSERVATORY**
- **REFITTED BATHROOM**
- **ENERGY EFFICIENCY RATING: D**

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Situated within a well established residential area of Towcester, this well presented semi-detached home offers spacious and versatile accommodation arranged over two floors.

The ground floor comprises a welcoming entrance hall, a comfortable sitting room, and a well appointed kitchen/dining room, ideal for both everyday living and entertaining. A bright conservatory to the rear provides additional living space and enjoys pleasant views over the garden. To the first floor, the property offers three well proportioned bedrooms and a modern family bathroom. Externally, the property benefits from a generous frontage with a driveway providing ample off road parking for multiple vehicles, complete with an electric vehicle charging point. To the rear, there is a fully enclosed garden, predominantly laid to lawn, with two patio seating areas.

The property also benefits from gas radiator central heating and double glazing throughout.

Entrance Hall

Entered via a uPVC front door set beneath a storm porch, the entrance hall provides access to the first floor via a staircase and includes a radiator.

Living Room

15'0" x 11'11" (4.59m x 3.64m)

A bright and comfortable reception room featuring a window to the front aspect, radiator, and an electric fireplace with a wooden mantel over, creating a focal point to the room.

Kitchen/Dining Room

10'7" x 15'0" (3.25m x 4.58m)

Fitted with a range of base and wall mounted storage units with work surfaces over, incorporating a stainless steel sink with mixer tap. Integrated appliances include an undercounter fridge, alongside a single oven with four ring hob and extractor hood over.

A useful understairs storage cupboard houses the gas fired combination boiler. The room benefits from a window and patio doors to the rear, as well as a uPVC side door opening onto the driveway. Radiator.

Conservatory

7'11" x 13'2" (2.43m x 4.03m)

Constructed of uPVC on a brick base with a uPVC roof, this additional reception space enjoys views over the garden and features French doors opening onto the patio. Radiator.

First Floor

Landing

With a window to the side aspect, access to the loft space, and an airing cupboard housing the hot water cylinder.

Bedroom One

13'1" x 8'3" (3.99m x 2.54m)

A well proportioned double bedroom with a window to the front aspect, built-in wardrobes with hanging rails and shelving, and a radiator.

Bedroom Two

10'9" x 8'2" (3.29m x 2.51m)

A further double bedroom overlooking the rear garden, complete with a built-in wardrobe providing hanging space and shelving. Radiator.

Bedroom Three

9'9" x 6'7" (2.98m x 2.03m)

A single bedroom with a window to the front aspect, over stairs storage cupboard, and radiator.

Bathroom

Fitted with a three piece suite comprising a panelled bath with shower over and pivoting glass screen, a wash hand basin set within a vanity unit, and a low level W.C. Window to the rear and radiator.

Outside**Rear Garden**

The fully enclosed rear garden is predominantly laid to lawn and benefits from two patio seating areas, one directly adjacent to the property and another positioned towards the rear of the garden. A timber shed is also included.

Front Garden

To the front of the property is a combination of gravel and concrete driveway, providing ample off road parking for multiple vehicles.

Agents Notes

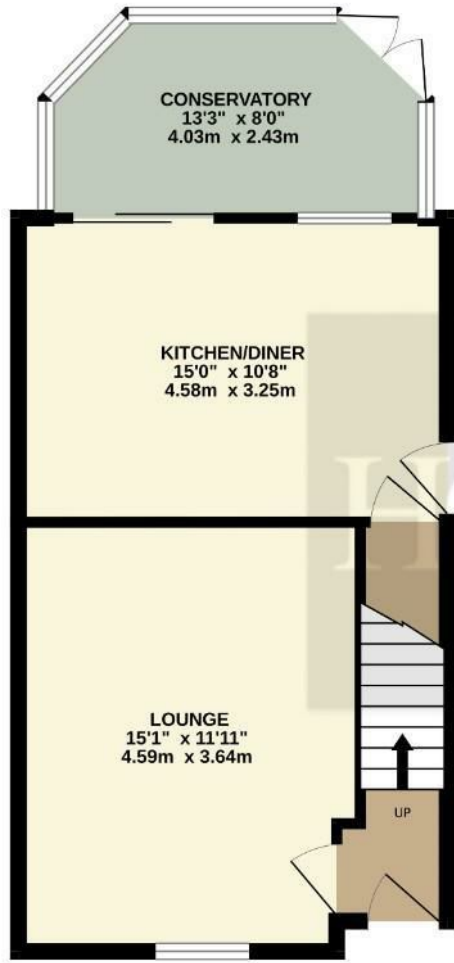
South Northamptonshire Council

Council Tax Band: B

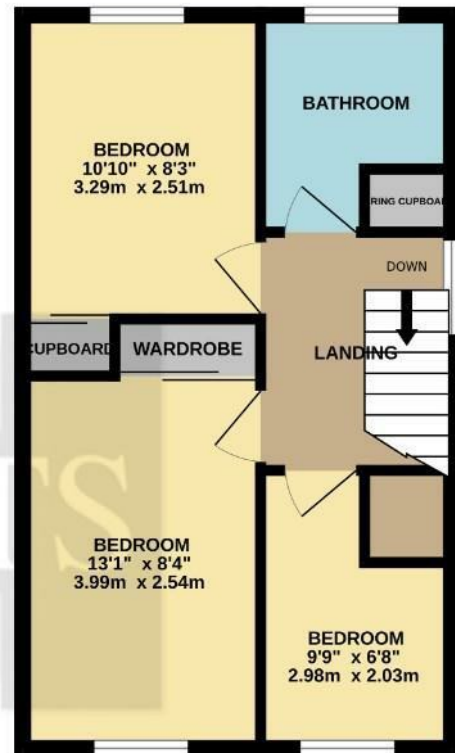




GROUND FLOOR
468 sq.ft. (43.5 sq.m.) approx.

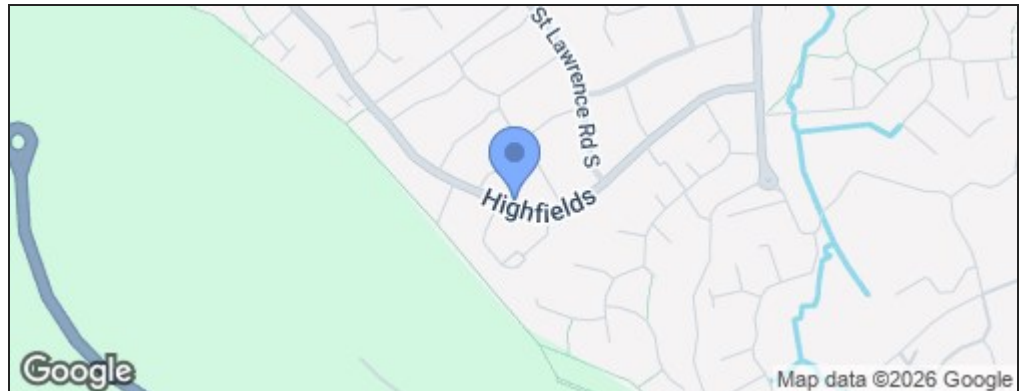


1ST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.4 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		83
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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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.