2 Water Lane, Towcester, NN12 6HR

Guide Price £350,000

Presented with no onward chain, this detached property is very well located within the centre of the desirable town of Towcester. The accommodation comprises entrance hall, sitting room, kitchen/dining room, utility and cloakroom, master bedroom with en-suite shower room, two further bedrooms and a family bathroom. Outside, the property further benefits from two allocated parking spaces in addition to a garage, and a south-Easterly facing garden.

98a Watling Street, Towcester, Northamptonshire NN12 6BT

Telephone 01327 353575
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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
Front door opening into the central hallway with cloakroom off, dual aspect sitting room, kitchen/dining room with separate utility room, and patio doors leading to the garden.

FIRST FLOOR
The master bedroom benefits from an en-suite shower room and fitted wardrobes. There are two further bedrooms, and the family bathroom.

OUTSIDE
There is a fully enclosed South-Easterly facing garden to the rear, with a pedestrian gate leading to the parking area, within which are two allocated parking spaces and a single garage.

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 warrantied in any way.

SERVICES
The following services are connected to this property :
Mains gas, electricity, water and drainage.

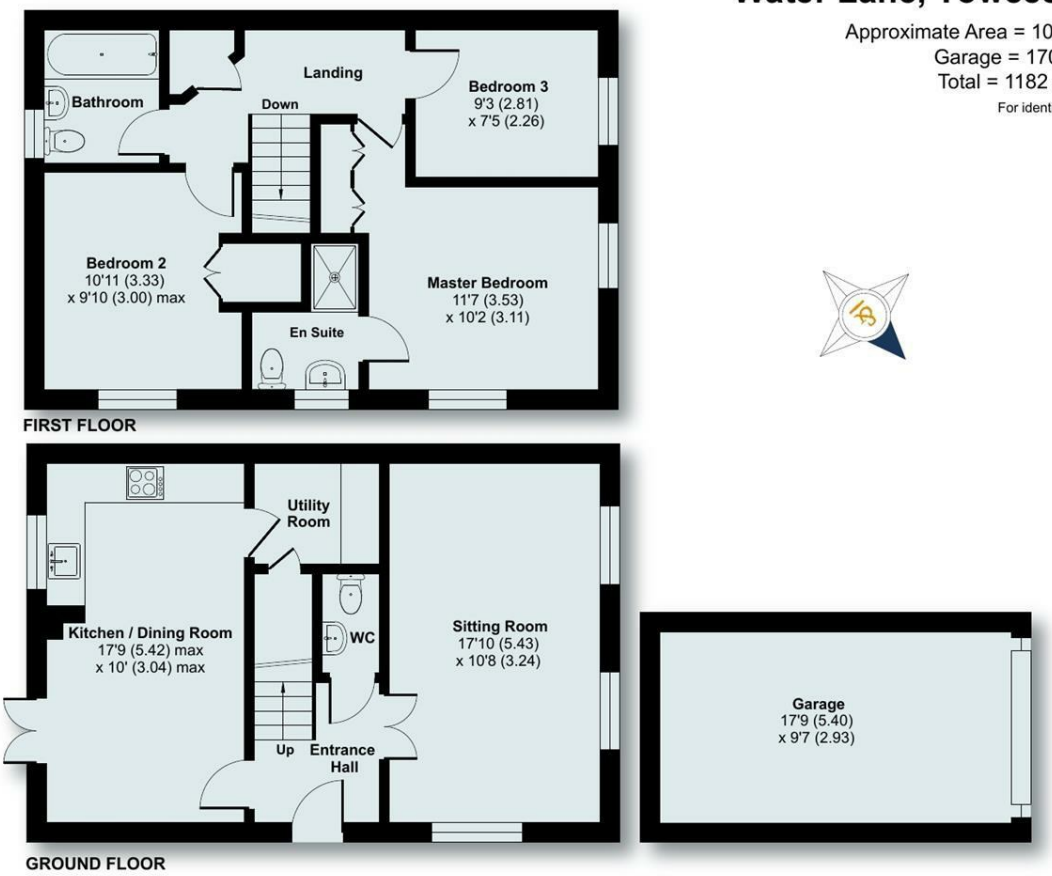
None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains services.

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.

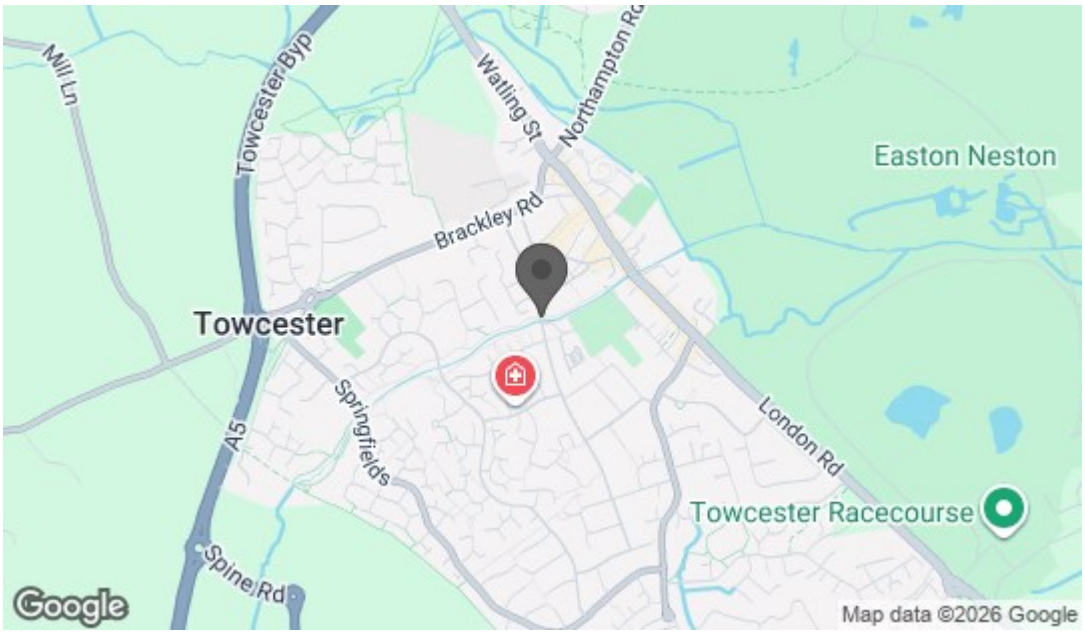
Water Lane, Towcester, NN12

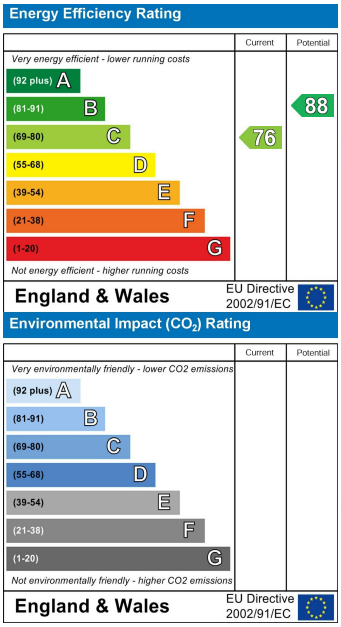
Approximate Area = 1012 sq ft / 94 sq m
Garage = 170 sq ft / 15.7 sq m
Total = 1182 sq ft / 109.7 sq m
For identification only - Not to scale



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: 1495893

HOWKINS & HARRISON





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