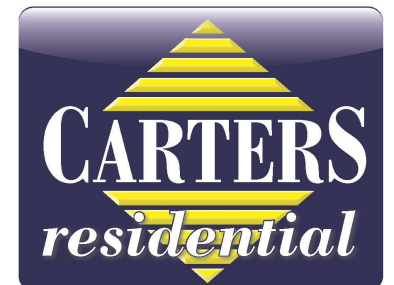




Hexham Street, Towcester, NN12 6UB



45 Hexham Street  
Towcester  
Northamptonshire  
NN12 6UB

£400,000

**A well presented and spacious 3 bedroom detached house, benefiting from a large open plan kitchen/dining area on this popular modern development.**

The property has accommodation set on two floors comprising; entrance hall, cloakroom, living room, utility room and a kitchen/dining room. On the first floor there are 3 bedrooms including a large master suite with a dressing area and en-suite shower room. Family bathroom. The outside of the property has front & rear gardens and a driveway for several cars. Detached garage which has been partially converted into an office space.

- 3 Bedrooms
- Detached House
- Kitchen/Dining Room
- Front & Rear Gardens
- Partially converted Garage
- Cloakroom
- Utility Room
- Large Master Bedroom with En-suite
- Driveway
- Popular New Development





### Ground Floor

The entrance hall has stairs to the first floor and doors to all rooms.

The living room is a dual aspect room with a window to the front and french doors leading to the rear garden.

The kitchen/dining room has a dining area to the front and kitchen to the rear. The kitchen area has an extensive range of units to floor and wall levels with worktops and a one and a half bowl sink unit. Integrated appliances include a gas hob, extractor hood and an electric oven. Window to the rear.

A utility room has space and plumbing for a washing machine. Wall mounted gas boiler and a door leading to the rear garden.

The cloakroom has a WC and wash basin.

### First Floor

The landing has a cupboard, window to the rear, access to the loft and doors to all rooms.

A large master bedroom is a dual aspect room with windows to both the front and rear. Built in wardrobes to remain. The en-suite shower room has a white suite, comprising WC, wash basin, and double sized shower cubicle.

Bedroom 2 is a double bedroom located to the front.

Bedroom 3 is located to the rear.

The family bathroom has a white suite, comprising WC, wash basin and bath with shower over. Window to the front.

### Garage

The garage has been partially converted to provide a great home office. Storage area to the front with an up & over door.

### Outside

The neat front garden is gravelled and enclosed by fencing. A tarmac driveway to the left hand side provides off-road parking and leads to the

garage.

The majority of the rear garden is artificial turf with a paved patio. Side gated access and enclosed by fencing.

### Heating

The property has gas to radiator central heating.

### Cost/ Charges/ Property Information

Tenure: Freehold

Service Charge- (to be confirmed)

Local Authority: West Northants Council

Council Tax Band: D

### Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

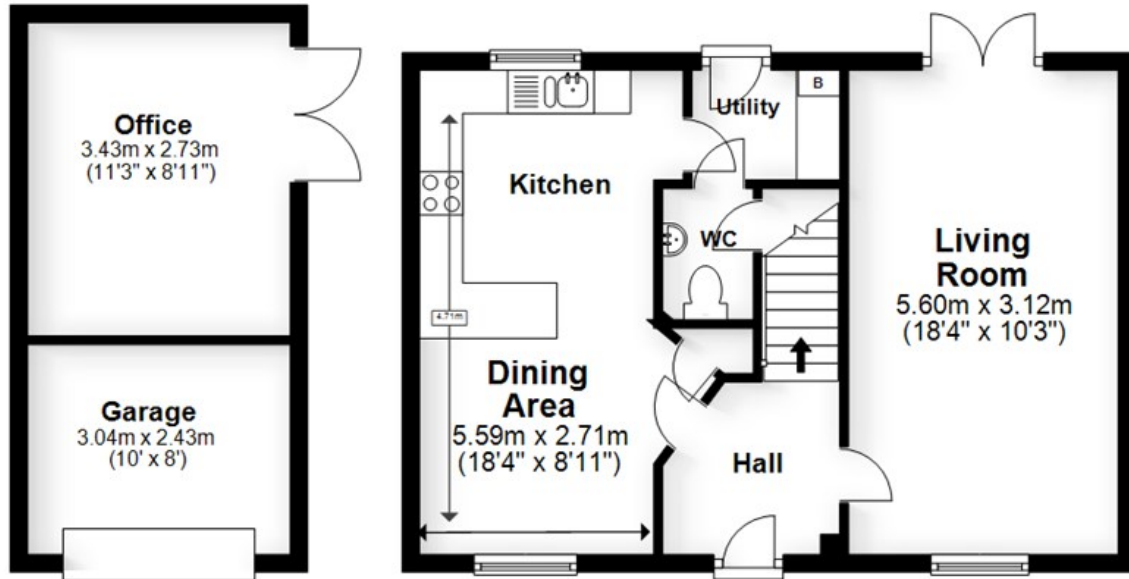
### Disclaimer

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.

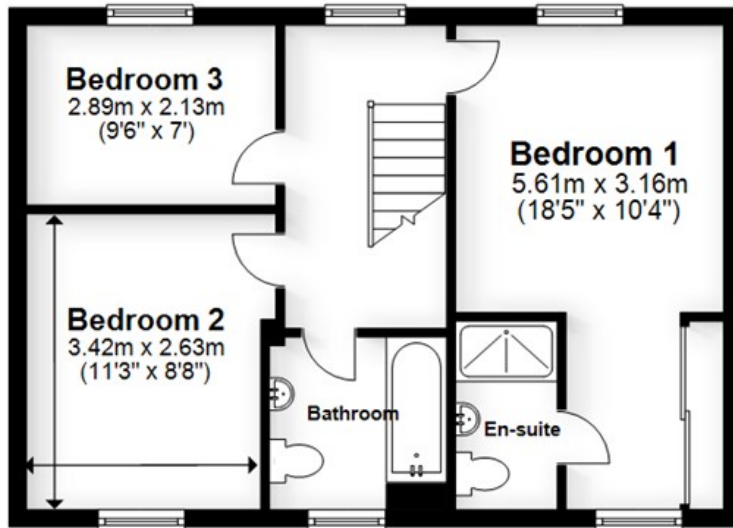




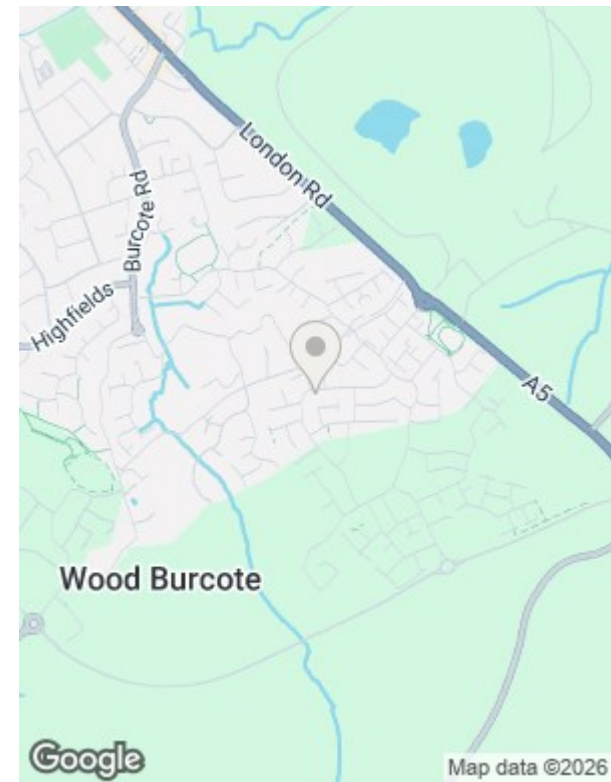
### Ground Floor



### First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.



### Viewing Arrangements

By appointment only via Carters.  
We are open 7 days a week for your convenience

- 📞 01908 561010
- ✉️ stony@carters.co.uk
- 🖱️ carters.co.uk
- 🗨️ 59 High Street, Stony Stratford, MK11 1AY



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	

