



Careys Road, Pury End, Towcester, NN12 7NX

Offers Over £375,000 (GUIDE £375,000 - £390,000)

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## Careys Road, Pury End, Towcester, NN12 7NX

Situated in the historic hamlet of Pury End, this attractive three bedroom mid-terrace cottage, believed to have originally been a lacemakers cottage dating back to the 1800s, offers a wonderful combination of character, space and modern practicality following sympathetic extension over time.

The property is entered via a useful entrance porch leading into a comfortable lounge that has two front facing windows and feature fire place with wood burner, and stairs rising to the first floor accommodation.

To the rear, the home opens onto a compact kitchen, with an adjoining utility area and then a separate dining room which is where the property has been extended. All of which enjoy direct access to the garden, creating a natural flow ideal for everyday living and entertaining.

To the first floor are three well-proportioned double bedrooms and a family bathroom.

Externally, the property benefits from both front and rear gardens. To the front, the property enjoys delightful rural views across neighbouring fields and open countryside, creating a peaceful outlook and adding to the charm of this attractive village setting.

The rear garden has been thoughtfully designed for low maintenance and enjoyment, featuring artificial lawn, a decking area, decorative pond and a tree house, creating an ideal space for families and outdoor entertaining.

Further advantages include an oversized single garage and additional parking located to the rear. The property benefits from oil-fired central heating with an external boiler and is situated in a small yet well-connected rural setting.





## Entrance Porch

A warm and characterful entrance sets the tone for this home, featuring a solid timber front door with an attractive arched glazed panel, complemented by a side window, allowing natural light to filter through while maintaining privacy.

The porch itself is a practical yet inviting space, with tiled flooring, useful built-in storage niches, and room for coats and shoes. Painted in a fresh, vibrant tone, it adds a welcoming pop of colour and personality, creating a bright and homely first impression for visitors.

## Living Room

The lounge is a warm and characterful principal reception room extending across the full width of the front of the property. Two front-facing windows, positioned either side of the porch, allow plenty of natural light. A feature exposed brick fireplace with inset wood-burning stove creates a cosy focal point, enhancing the cottage charm of the room.

Stairs rise to the first floor with a useful understairs storage cupboard and built-in bookcase beneath, while carpeted flooring adds comfort and a door provides access through to the kitchen.





## Kitchen

The kitchen is fitted with a range of wooden wall and base units, providing practical storage and complementing the character of the home. Tiled flooring and tiled splashbacks offer a durable and low-maintenance finish, while there is space for a freestanding cooker. A one-and-a-half bowl stainless steel sink with drainer is positioned beneath a rear-facing window, enjoying views over the garden and allowing natural light to brighten the space.

## Utility Room

The utility area continues the tiled flooring from the kitchen, providing a practical and cohesive space. It is fitted with plumbing for a washing machine, along with low-level cupboards and open shelving, offering useful storage for household and pantry items.



## Dining Room

The dining room is a light and versatile space forming part of a rear extension to the property.

A large rear-facing window provides an attractive outlook over the garden, while a wooden stable door to the side offers direct access outside, ideal for indoor-outdoor living.

Finished with real wooden laminate flooring, this additional reception space is perfect for dining, entertaining, or use as a flexible family area, enjoying a pleasant connection to the rear garden.



## Bedroom One

Bedroom One is located to the rear of the property and forms part of the extension, providing a generous double bedroom with built-in mirrored wardrobes. A rear-facing window enjoys an attractive outlook over the garden, with far-reaching views across open fields beyond, creating a peaceful and private setting. The room is finished with real wooden laminate flooring, adding character to the space.

## Bedroom Two

Bedroom Two is a well-proportioned front-facing double room, featuring a window overlooking open countryside and surrounding fields, providing a pleasant rural outlook. The room is finished with carpeted flooring, creating a comfortable and inviting feel.



## Bedroom Three

Bedroom Three is a good-sized double room, currently used as a home office, making it ideal for remote working or flexible use. A front-facing window enjoys pleasant views over open countryside and fields, adding to the sense of space. The room also benefits from a built-in cupboard/wardrobe area and is finished with carpeted flooring, creating a comfortable and versatile space.



## Bathroom

The family bathroom is fully tiled and fitted with a white suite comprising a bath with shower screen and shower over, a low-level WC and a wash hand basin set within a vanity unit providing useful storage below. A frosted rear-facing window allows natural light while maintaining privacy, and the room is finished with laminate wood flooring for practicality and easy maintenance.

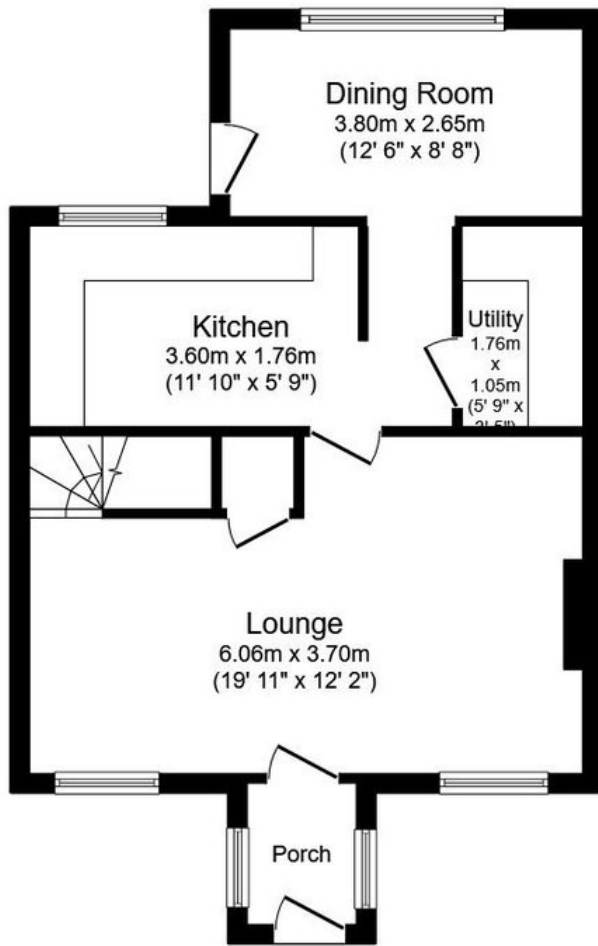


## Outside

To the front of the property is an attractive walled garden, offering a welcoming approach to the home. The space is laid partly to lawn on one side, complemented by a mature fruit tree, while the opposite side features a gravelled area with space for practical seating.

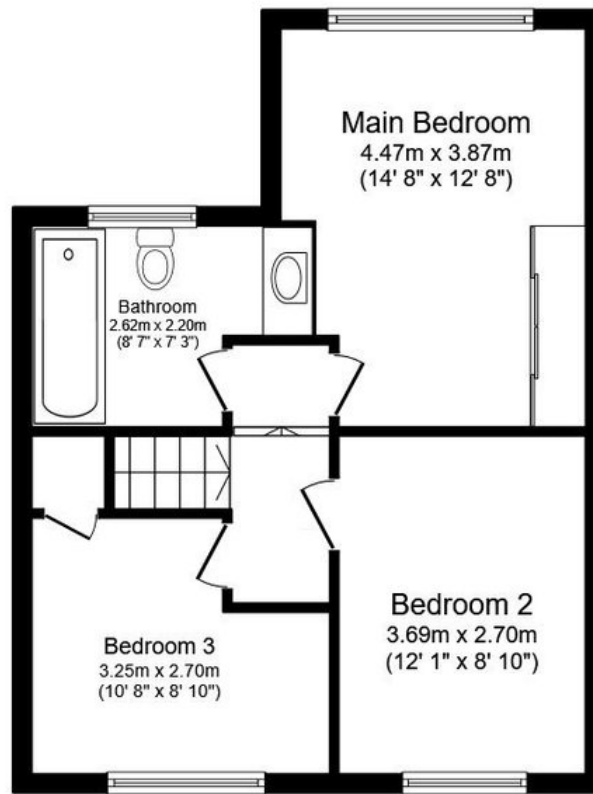
To the rear, the property enjoys a low-maintenance garden, mainly laid with artificial lawn, complemented by a decked seating area ideal for outdoor dining and BBQs. A feature pond adds character, while a tree house set around a mature walnut tree provides a charming focal point for families. The garden is fully enclosed, creating a private and practical outdoor space. Further benefits include an oversized single garage, which has had its roof recently refitted, along with two additional parking spaces.





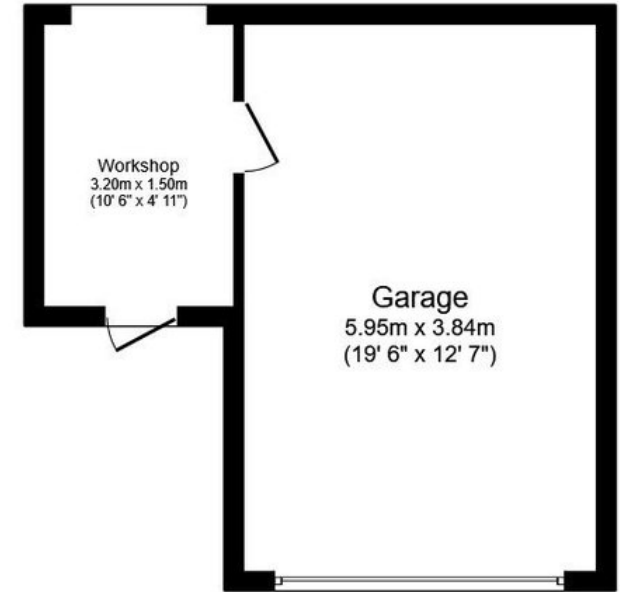
### Ground Floor

Floor area 46.7 sq.m. (503 sq.ft.)



### First Floor

Floor area 43.6 sq.m. (469 sq.ft.)



### Garage

Floor area 30.0 sq.m. (323 sq.ft.)

Total floor area: 120.3 sq.m. (1,295 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are