



36 Redcar Road, Towcester, Northamptonshire, NN12 6LZ

HOWKINS &
HARRISON

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Northamptonshire, NN12 6LZ

Guide Price: £485,000

Built in 2020 by Bloor Homes to their popular Sefton design, this detached property enjoys an outlook over open green space and recreational area and is presented in excellent condition throughout. The accommodation includes four bedrooms, two bathrooms, a sitting room and spacious live-in kitchen/dining room, an enclosed south facing garden, single garage and driveway parking with EV charging point.

Features

- Detached 'Sefton' by Bloor Homes
- Master bedroom en-suite
- Three further bedrooms
- Family bathroom
- Sitting room
- Spacious live-in kitchen/dining room
- Utility room
- South facing enclosed garden
- Single garage & driveway parking with EV charging point
- Energy rating B



Location

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 Towcesters 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, sitting room with French doors opening onto the garden, cloakroom, spacious live-in kitchen/dining room with a ceramic tiled floor and French doors opening to the garden. The kitchen has a range of fitted units and integrated appliances including an oven & hob, dishwasher and fridge freezer.

First Floor

The master bedroom is en-suite, there are three further bedrooms, one of which has fitted wardrobes, and a family bathroom.





Outside

The property sits in a prominent position overlooking open green space and a recreational area. It is approached by a footpath leading to the front door and the front garden is enclosed with park fencing. To the side of the property the driveway leads to the garage and offers parking for up to two vehicles with EV charging point. A courtesy gate leads to the rear garden.

To the rear of the property, the south facing garden is mostly laid to lawn with a patio entertaining area and is enclosed on all sides.

Agents Note

Additional information about the property, including details of utility providers, is available on request. Please contact the agent for further details.





Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact 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

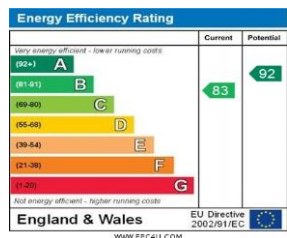
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy, and availability of mains services.

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - F



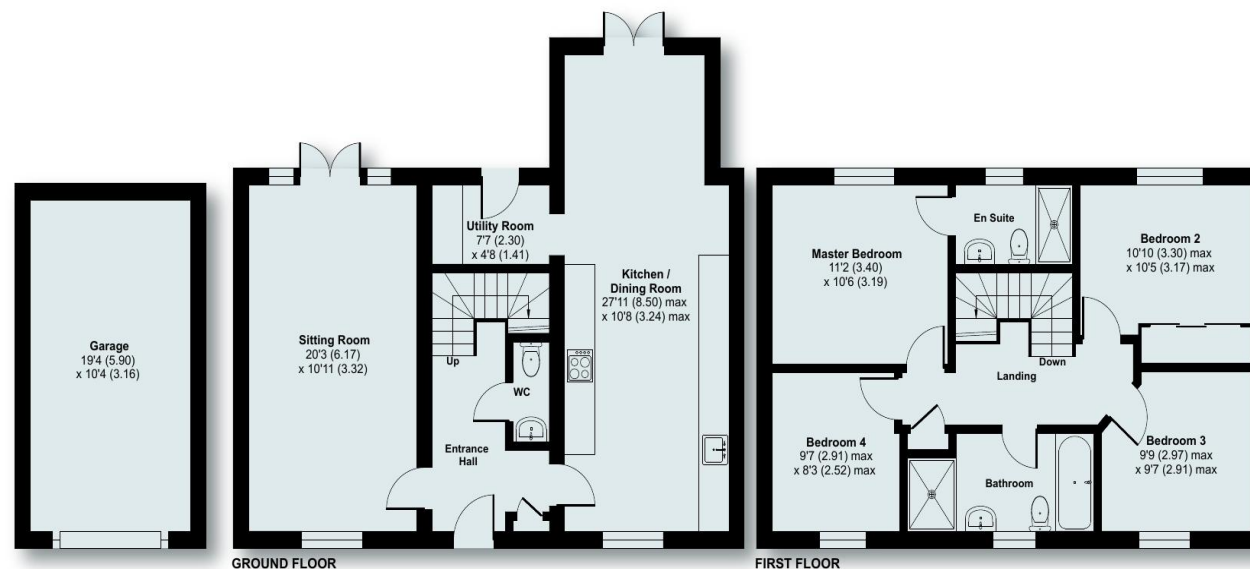
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Approximate Area = 1327 sq ft / 123.2 sq m

Garage = 201 sq ft / 18.6 sq m

Total = 1528 sq ft / 141.8 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). Produced for Howkins & Harrison. REF: 1403020

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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.