



6 Maple Close, Towcester, Northamptonshire, NN12 6XD

HOWKINS &
HARRISON

6 Maple Close,
Towcester,
Northamptonshire,
NN12 6XD

Guide Price: £365,000

Presented in excellent condition throughout, this detached home is well located within walking distance of many local amenities and Towcester town centre. The spacious accommodation includes entrance hall, sitting/dining room, kitchen and separate utility room, cloakroom, three bedrooms and a shower room. Outside, the property further benefits from an enclosed southerly facing rear garden, ample driveway parking and a garage.

Features

- Detached property
- Sitting/dining room
- Kitchen with separate utility room
- Three bedrooms
- Shower room
- Ample driveway parking
- Single garage
- Southerly facing rear garden
- Beautifully presented throughout
- EPC rating: D



The thriving market town of Towcester's offers a wide variety of 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

Entrance hall with stairs rising to the first floor, with a doorway leading to the sitting/dining room, complete with an electric fireplace and patio doors leading to the rear garden. The kitchen has a range of fitted units with a separate utility room, cloakroom, and an internal door leading to the garage.

First Floor

The main bedroom benefits from fitted wardrobes. There are two further bedrooms, plus a shower room.

Outside

The property is approached by a driveway offering ample off-road parking and access to both the garage and front door. A courtesy gate leads to the rear garden, which is enclosed on all sides and enjoys a southerly aspect. The garden is mostly laid to lawn with thoughtfully planted borders and a generous patio seating area.

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

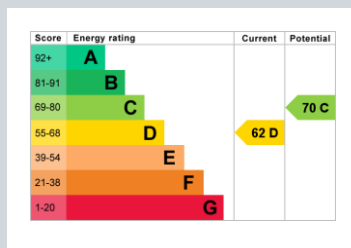
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

Council Tax Band – D



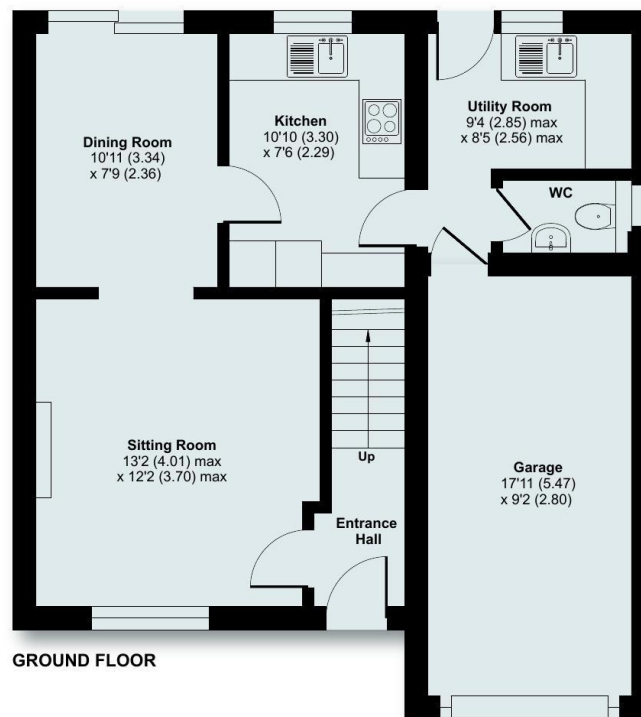
Maple Close, Towcester, NN12

Approximate Area = 866 sq ft / 80.4 sq m

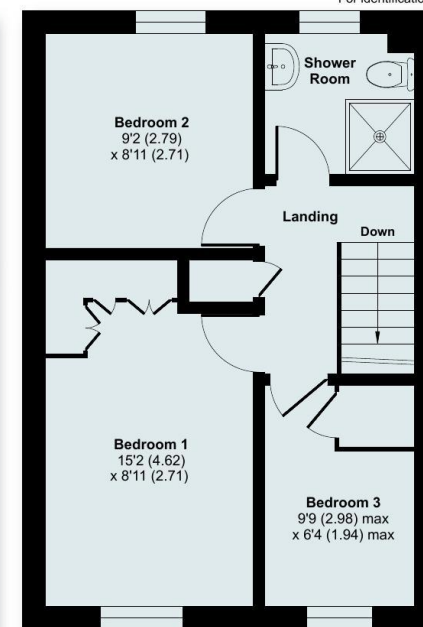
Garage = 156 sq ft / 14.4 sq m

Total = 1022 sq ft / 94.8 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Howkins & Harrison. REF: 1520838

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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.