



12 Church Street, Pattishall, Northamptonshire, NN12 8NB

HOWKINS &
HARRISON

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Pattishall,
Northamptonshire,
NN12 8NB

Guide Price: £285,000

This delightful character cottage is presented with great potential, nicely situated in the popular village of Pattishall with views across the Church. The accommodation includes entrance hall, kitchen/dining room, sitting room, two/three bedrooms, a family bathroom and a large attic room. Outside, the property also benefits from a mature garden, plus a further allocated area which was utilised as a vegetable patch.

Features

- Village location
- Character cottage
- Kitchen/dining room
- Sitting room
- Two/three bedrooms
- Large attic room
- Family bathroom
- Two garden areas
- Views over the village Church
- EPC rating: F



Location

Situated in the pretty South Northamptonshire countryside, the parish village of Pattishall boasts a church, parish hall, primary school with pre-school and nursery, farm shop, a large playing field with football, cricket and tennis facilities with play equipment, two further play areas, pub/restaurant, and a variety of groups and societies. 'Pattishall in the Park' is an annual music festival. A fish & chip van, mobile library and mobile butcher visit the village on a weekly basis.

There is good access to the main arterial roads including the A5, M1 motorway at junction 15a, the M40 and A43 with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 1 hour respectively.

Local amenities can be found at either Greens Norton, Silverstone or Towcester, all having doctors' surgeries with a number of dentists in Towcester.

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

The entrance hall has fitted cupboards and leads to the spacious kitchen/dining room and separate sitting room. Stairs rise to the first floor.

First Floor

The master bedroom benefits from fitted wardrobes and a separate dressing room. There is a further bedroom on the first floor, with a family bathroom.

Second Floor

The attic room offers great potential to create a further bedroom, subject to appropriate permissions.

Outside

The property is approached under an archway into a communal area laid to lawn. Alternatively, there is a doorway at the front of the cottage into the sitting room. To the rear, a footpath leads down to two separate garden areas, one of which is mostly laid to lawn, and the other currently arranged as a vegetable patch.

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

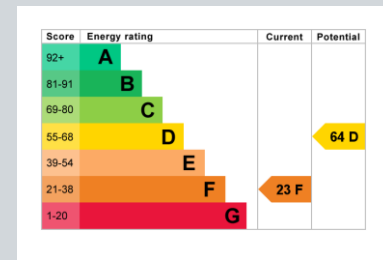
The following services are connected to this property: electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

Council Tax Band – D



Howkins & Harrison

98a Watling Street, Towcester, Northamptonshire NN12 6BT

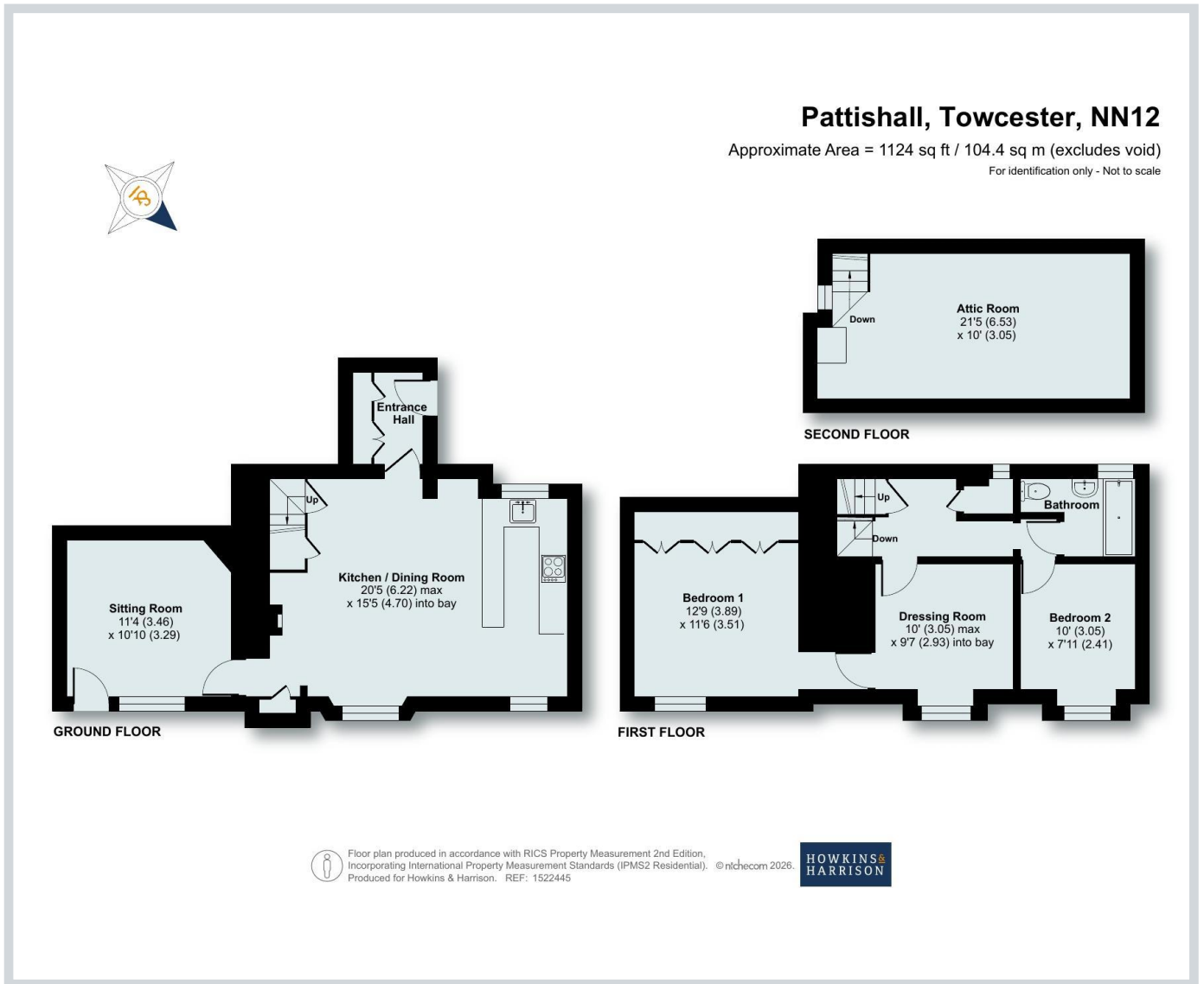
Telephone 01327 353575
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters 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.