



10 Northampton Road, Litchborough, Northamptonshire, NN12 8JB

HOWKINS &  
HARRISON



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Litchborough,  
Northamptonshire, NN12 8JB

Guide Price: £275,000

This delightful, mid-terrace property set in the sought after village of Litchborough is presented in excellent condition throughout. The accommodation includes a kitchen/dining room, spacious sitting room, cloakroom, two double bedrooms and two bathrooms. Outside, the property enjoys an enclosed, south facing rear garden and one allocated parking space within a private courtyard.

#### Features

- Village location
- Two double bedrooms
- En-suite to master bedroom
- Family bathroom
- Kitchen/dining room
- Spacious sitting room
- Ground floor cloakroom
- South facing rear garden
- Allocated parking space
- Energy rating C

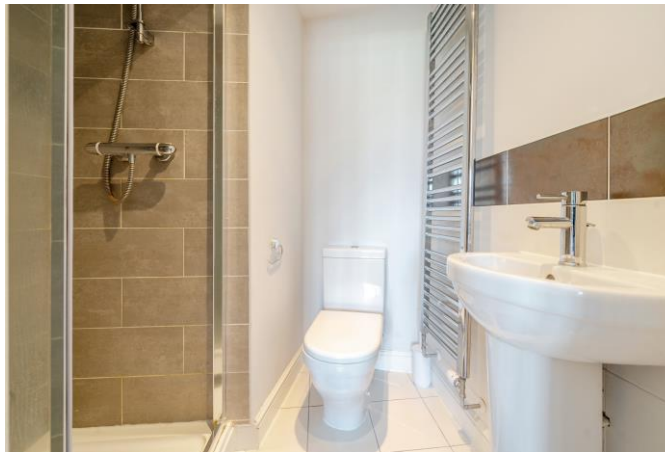


## Location

The village of Litchborough lies approximately 1 mile west of the A5 on the former B4525 Northampton to Banbury Road. Towcester is approximately 5 miles away, Northampton 10 miles and Milton Keynes 22 miles. There is good access to the A43, M1 and M40 and 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.

The village has a new village hall providing a superb amenity for the village and a children's park. Nearby primary schools are found in Blakesley, Pattishall, Bugbrooke and Greens Norton with Towcester having both primary and secondary schools. Local amenities can be found at either Greens Norton, Silverstone or Towcester, all having doctors' surgeries with a number of dentists in Towcester.



## Ground Floor

Entrance porch, leading to the spacious sitting room, with stairs rising to the first floor, and a doorway through to the kitchen/dining room, with a range of fitted units. Off the kitchen, is a cloakroom, and a generous storage cupboard beneath the stairs. A doorway from the kitchen leads to the patio and garden beyond.

## First Floor

The master bedroom benefits from an en-suite shower room and fitted wardrobes. There is a generous second bedroom, and a family bathroom.

## Outside

Situated close to the centre of the village, the property is approached by a footpath leading to the front door. To the rear of the property, is a south facing garden, mostly laid to lawn with a patio seating area, fully closed by fencing. A gate leads to the private parking courtyard, where there is one allocated parking space, accessed through the neighbouring road.



## 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:

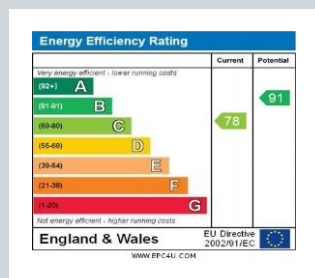
LPG Gas, Mains electricity, water and drainage.

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. LPG Gas - please discuss with agent.

Tenure: Freehold

Local Authority-West Northamptonshire Council

Council Tax Band – C



## Howkins & Harrison

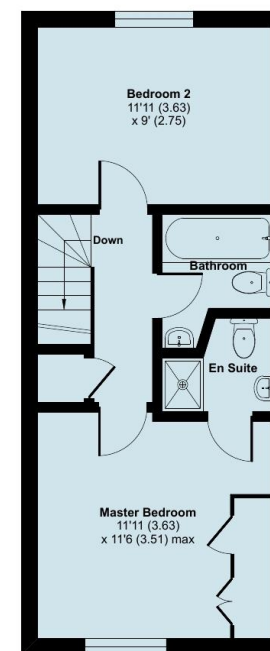
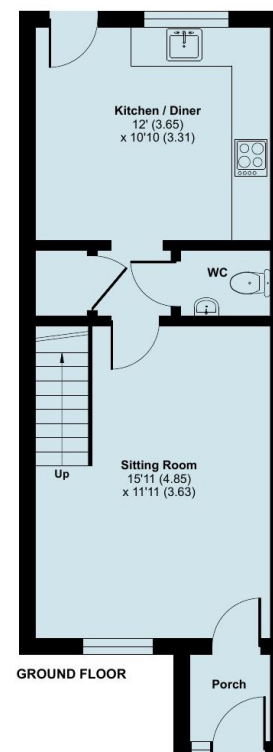
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Twitter HowkinsLLP  
Instagram HowkinsLLP

## Northampton Road, NN12

Approximate Area = 764 sq ft / 71 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). © nichecom 2025. Produced for Howkins & Harrison. REF: 1293967

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.



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