

*Russell & Butler*

independent estate agents

1 West Street, Buckingham, Buckinghamshire, MK18 1HL

OPEN 7 DAYS A WEEK

t: 01280 815999 e: [sales@russellandbutler.com](mailto:sales@russellandbutler.com)



*Russell  
& Butler*  
independent  
estate agents

**Stewart Drive, Towcester, NN12 8TP**  
**Asking Price £450,000.00 Freehold**

A deceptively spacious three bedroom split level detached home situated in this popular Northants village. There is a fabulous first floor sitting room overlooking the good sized rear garden and parkland beyond, double glazing, parking for three cars and a large workshop with phase 3 electric and connecting potting shed. The accommodation comprises: Entrance porch, entrance hall, boot/storage room, cloakroom, sitting room, kitchen/breakfast room, utility room, three bedrooms, bath/shower room, useful undercroft, parking, good sized landscaped rear garden, workshop and potting shed. Council Tax Band D. Energy Rating D.



### Entrance

UPVC double glazed entrance door to:

### Entrance Hall

UPVC double glazed door to inner hall, ceramic tiled floor, arch to:

### Inner Hall

Stairs rising to first floor and down to lower levels, radiator.

### Cloakroom

White suite of low-level W/C, wash hand basin, ceramic tiling to splash areas, radiator, UPVC double glazed window to side aspect.

### Ground Floor Bath/Shower Room

*9' 10" X 7' 9" (3.01m X 2.38m)*

White suite of panel bath, fully tiled shower cubicle, wash hand basin with cupboard under, low level W/C, radiator, UPVC double glazed window to side aspect.

### Bedroom Three

*9' 10" X 7' 11" (3.01m X 2.42m)*

UPVC double glazed window to front aspect.

### First Floor Landing

Airing cupboard housing hot water tank and immersion heater, linen shelf as fitted, doors to sitting room and kitchen.

### Sitting Room

*16' 11" X 10' 10" (5.16m X 3.32m)*

UPVC double glazed picture window to rear aspect with views over the rear garden and parkland to the rear, radiator.

### Kitchen/Breakfast

*16' 11" X 11' 3" (5.16m X 3.44m)*

Maximum measurements

An 'L' Shaped room fitted to comprise inset single drainer sink unit with mono bloc mixer taps, cupboard under, a further range of wall and base units with rolled edged work surfaces, ceramic tiling to splash areas, four ring ceramic hob with extractor canopy over, split level electric double oven and grill, plumbing for dishwasher. Radiator, ceramic tiled floor, UPVC double glazed window overlooking the rear garden and parkland. Two UPVC double glazed window to side aspect, access to loft space.

### Lower Floor Hall

Doors to two further bedrooms, utility room, door to undercroft with lighting.

### Utility

*6' 7" X 5' 3" (2.01m X 1.61m)*

Plumbing for washing machine, 'Worcester' oil fired boiler serving both domestic hot water and radiator central heating, UPVC double glazed window to side aspect.

### Bedroom One

*14' 7" X 10' 11" (4.47m X 3.33m)*

Benefitting from a range of built in wardrobes, radiator, UPVC double glazed window overlooking the garden.

### Bedroom Two

*11' 3" X 9' 10" (3.44m X 3.02m)*

Radiator, UPVC double glazed window overlooking the rear garden. UPVC double glazed door to rear garden.

### Front Aspect

Situated on a corner plot the front garden offers tarmac and block paved parking with a good-sized flower and shrub bed with privet hedge border. Gated access leads to a side garden with oil storage tank. Outside tap, gate to rear garden and large shed/workshop.

### Rear Garden

Landscaped rear garden laid in part to lawn with a good size patio. Well stocked raised flower and shrub beds and borders, vegetable plot. Further patio to garden end with fishpond and waterfall to side. Fully enclosed by timber fencing and not overlooked to the rear.

### Shed/Workshop

In two parts with connecting door leading onto a potting she. Power and light connected including phase 2 electric.

### Front of workshop

*15' 2" X 7' 1" (4.63m X 2.16m)*

### Rear of Workshop

*18' 7" X 7' 1" (5.67m X 2.18m)*

### Potting Shed

*9' 10" X 7' 4" (3.00m X 2.25m)*

Doors to main and upper garden. Secure bike to side.

### Please Note

All main services are connected with the exception of gas. Oil central heating. Council tax band D. EPC rating D.

### Mortgage Advice

If you require a mortgage, we highly recommend that you speak to our Independent Mortgage Adviser Clare Jarvis. Clare is associated with Mortgage Advice Bureau which is one of the largest and best broker firms in the country, having access to the whole of market and due to the volume of mortgages they place often get exclusive rates not available to others too. Please contact us for further information.





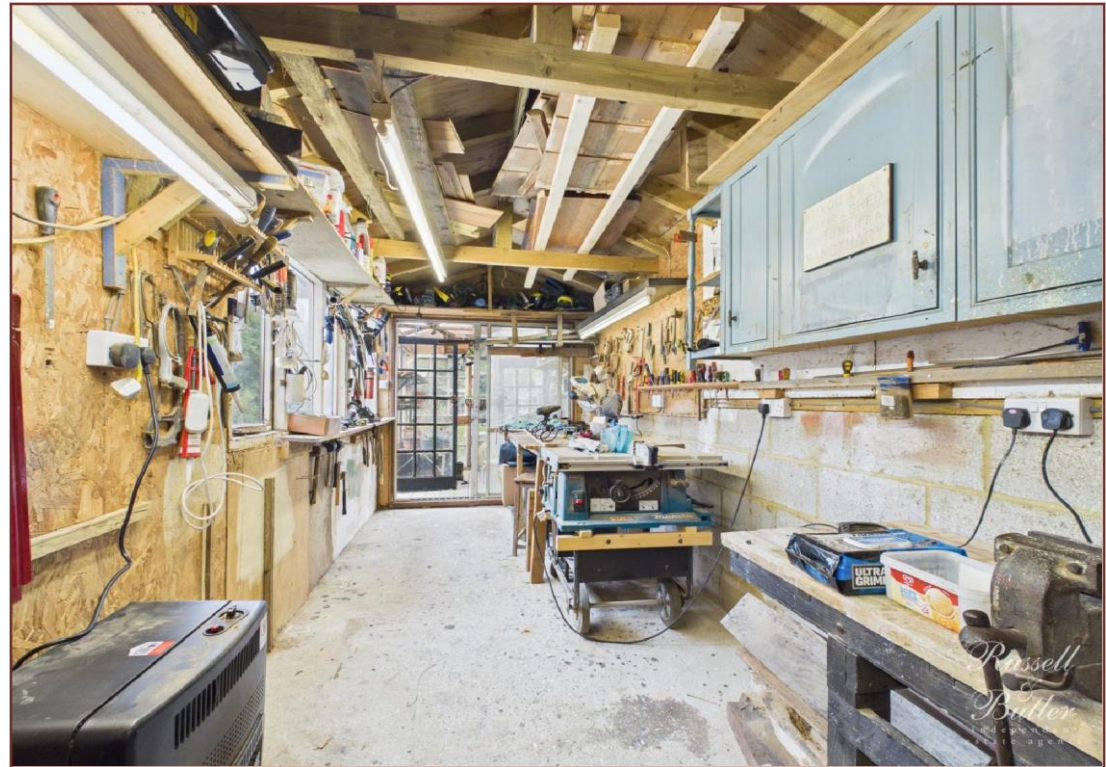
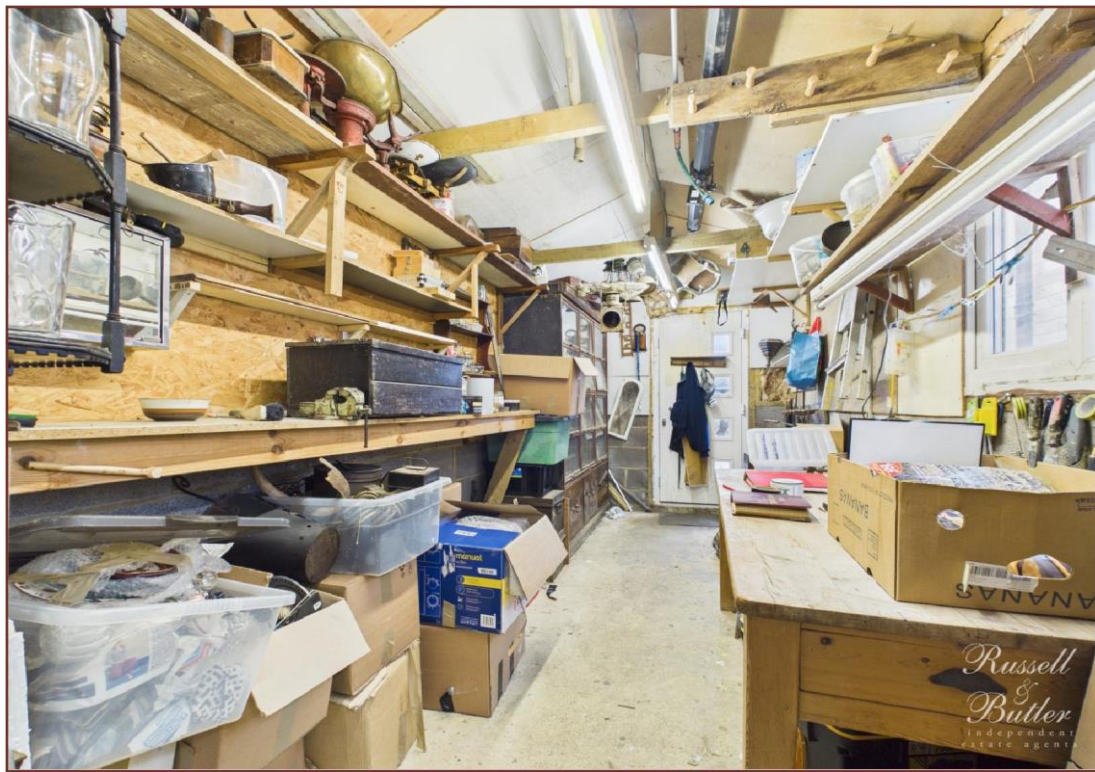
Russell  
& Butler  
independent  
estate agents

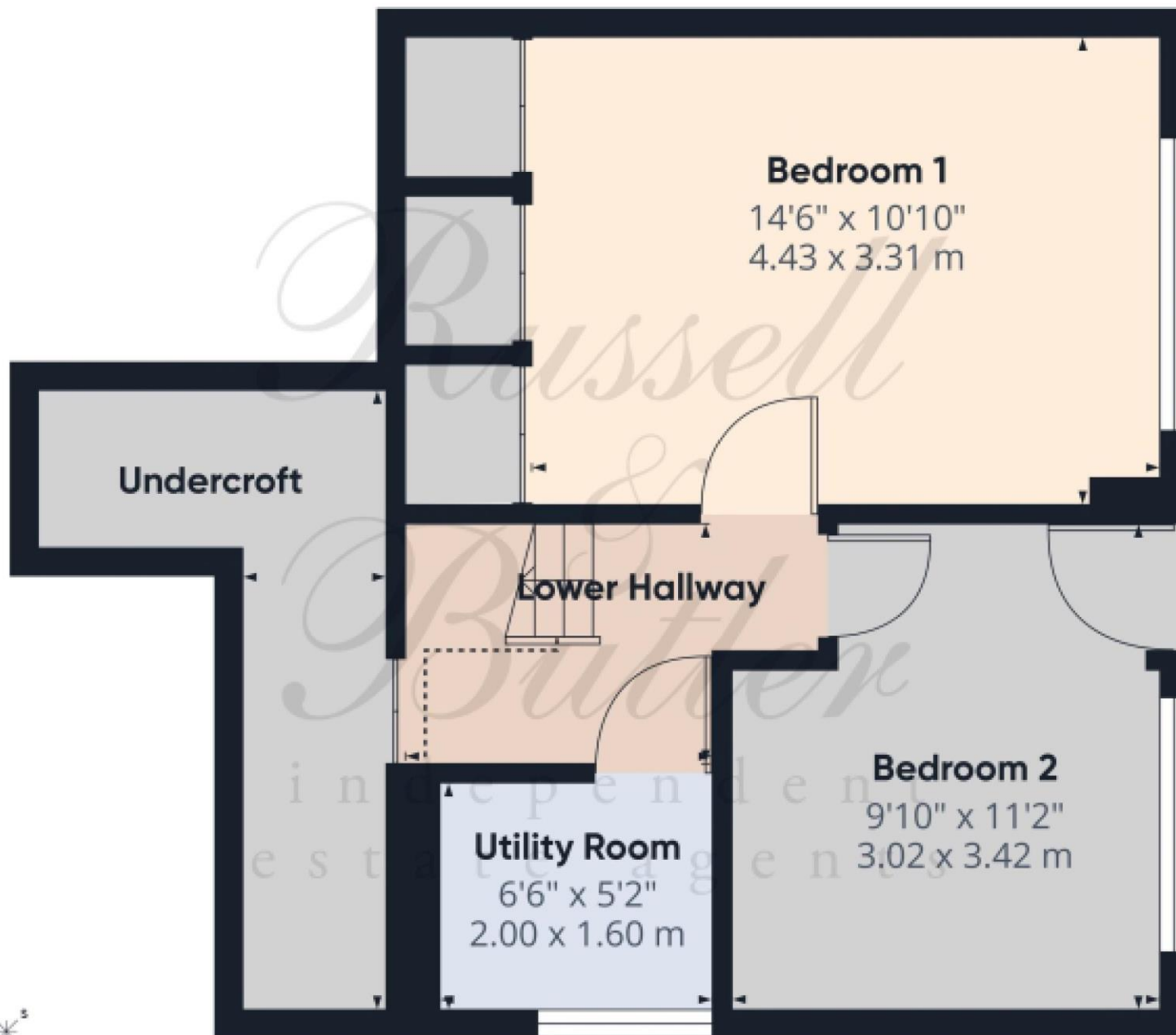






*Russell  
&  
Butler*





Approximate total area<sup>(1)</sup>  
439 ft<sup>2</sup>  
40.7 m<sup>2</sup>

Reduced headroom  
76 ft<sup>2</sup>  
7.1 m<sup>2</sup>

(1) Excluding balconies and terraces

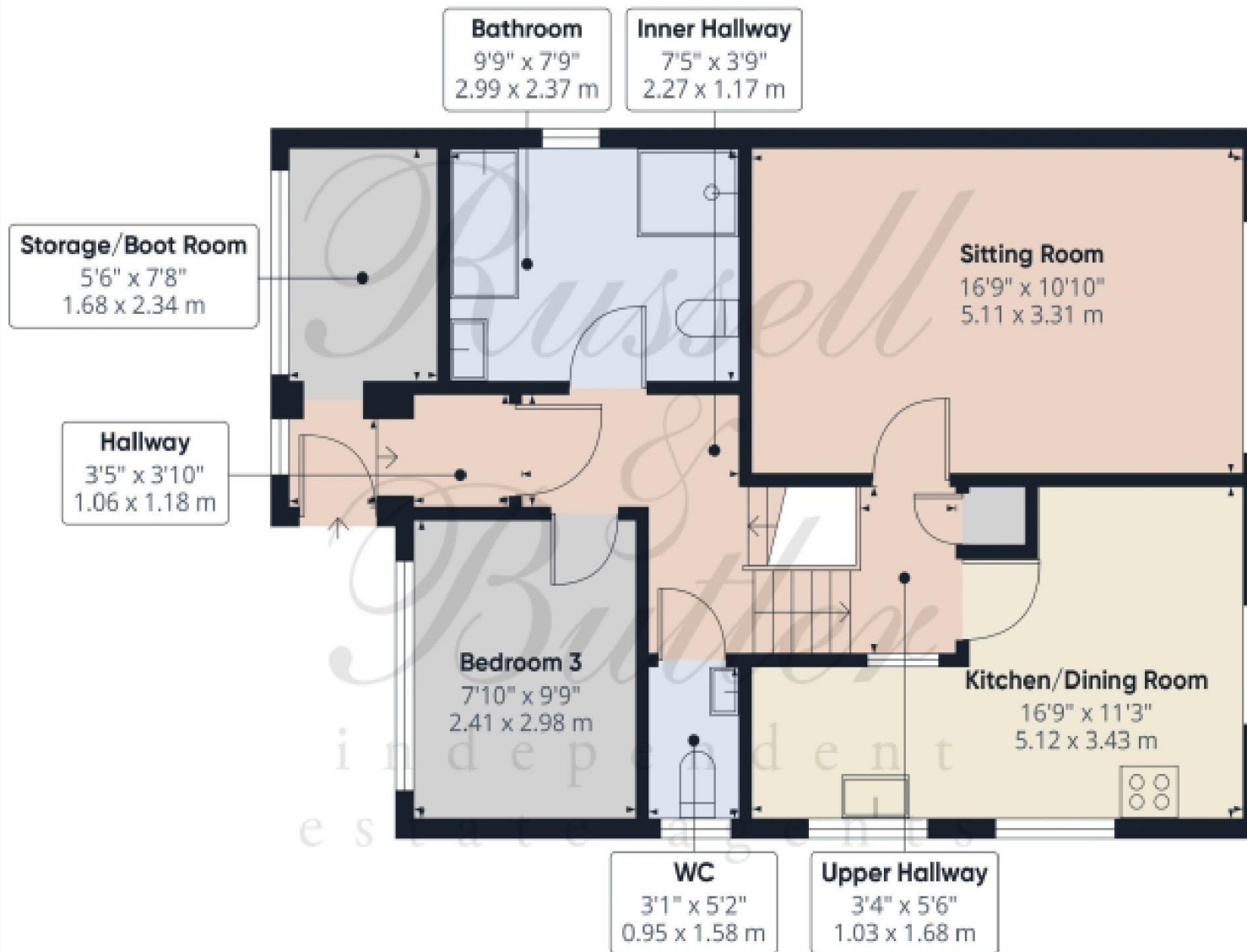
Reduced headroom  
----- Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAPPE350



Floor 0 Building 1



Approximate total area<sup>(1)</sup>

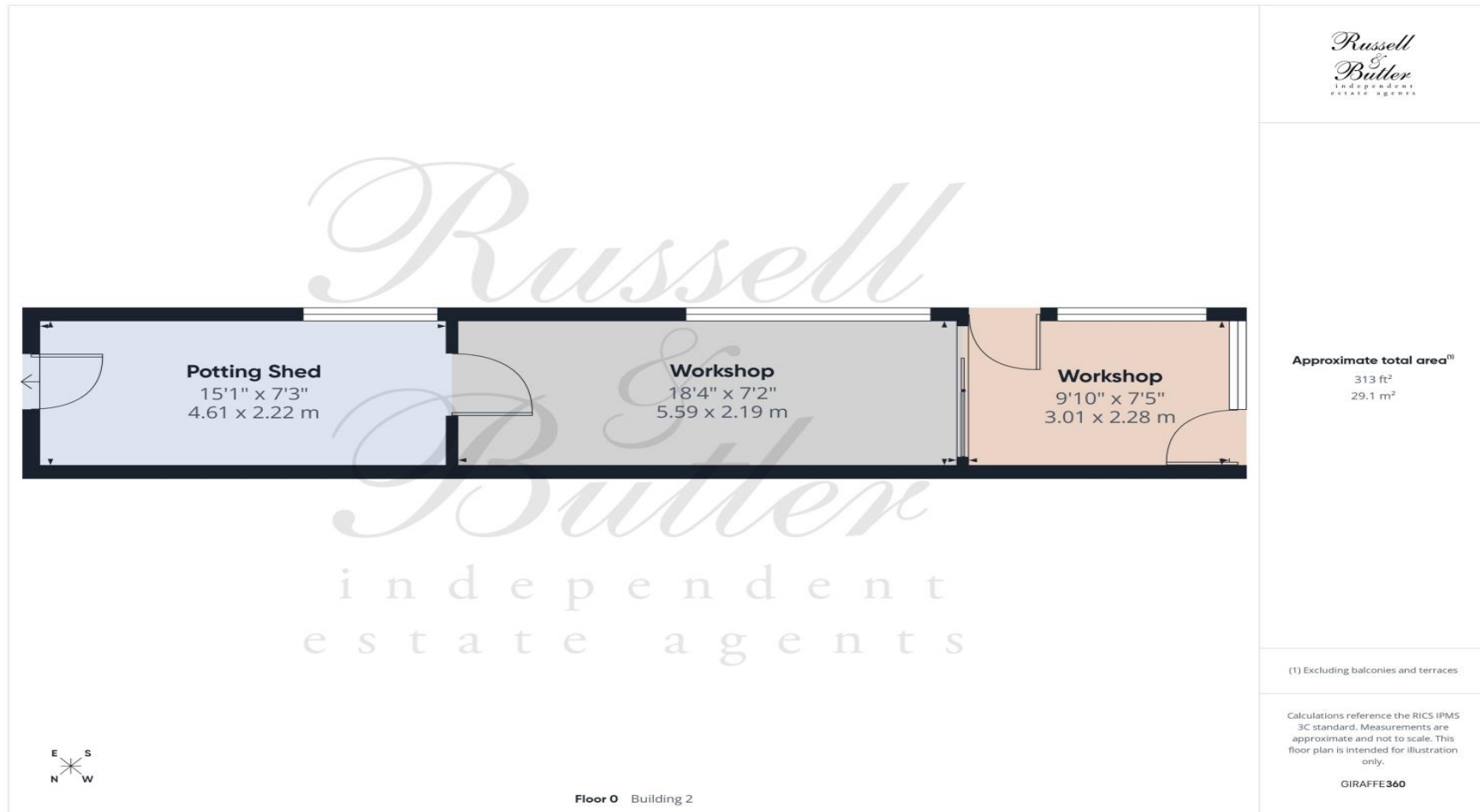
650 ft<sup>2</sup>  
60.5 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GRAFFL360





All measurements are within 3 inches. Russell & Butler have not tested any apparatus, equipment, fixtures or services and it is in the buyer's interest to check the working condition of any appliances. These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Visit us online: [www.russellandbutler.com](http://www.russellandbutler.com)**

