



14 Kennel Lane, Paulerspury, Northamptonshire, NN12 7GA

HOWKINS &
HARRISON

14 Kennel Lane, Paulerspury,
Northamptonshire, NN12 7GA

Guide Price: £475,000

Constructed in 2010 by Bloor Homes, this three-bedroom, detached property is situated in the highly regarded village of Paulerspury. Presented in beautiful condition throughout, the property offers three bedrooms, with the master bedroom en-suite, two further bedrooms, an enclosed garden, single garage and driveway parking.

Features

- Detached property
- Master bedroom with en-suite
- Two further bedrooms
- Family bathroom
- Kitchen/dining room
- Sitting room
- Utility room & cloakroom
- Single garage & driveway parking
- Enclosed rear garden
- Energy rating C



Paulerspury

The picturesque village of Paulerspury lies approximately 3 miles south of the market town of Towcester and 10 miles north of Milton Keynes along the A5 road. The village has a primary school with pre-school, recreation ground with play equipment, doctors' surgery, church, village hall and public house. A petrol station with Budgens mini-supermarket is situated at the junction of Grays Lane on the A5.

There is good access to the M1 motorway at junction 15a, the M40 and train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 55 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, and of course the world famous motor racing at Silverstone.



Ground Floor

Entrance hall, sitting room with feature fireplace and French doors opening onto the garden, cloakroom, open plan kitchen/dining room with a range of fitted units and integrated appliances including an oven, hob and a dishwasher, and with French doors opening onto the garden. Door from the kitchen leads to the utility room.

First Floor

The master bedroom is en-suite and benefits from fitted wardrobes, bedroom two also has fitted wardrobes, and there is a further bedroom and a family bathroom.





Outside

The property stands in a quiet cul-de-sac in the heart of the village and is approached by a tarmac driveway leading to the single garage. A pathway leads to the front door and the borders are filled with mature shrubs, and a courtesy gate leads to the rear garden.

To the rear of the property, the garden is enclosed on all sides, and mostly laid to lawn with mature shrub borders and a raised bed. There are two patio entertaining areas, and a courtesy door to the garage.

Agents Note

We understand that the company which services Kennel Lane is First Port Property Management and the estate charge for Oct '25 to Oct '26 was £132.04 for year.

We would recommend that you seek legal advice/clarification on this matter before committing to purchase.





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

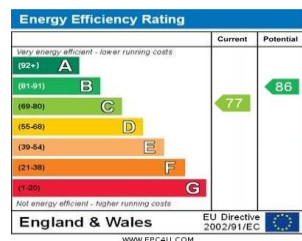
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - D



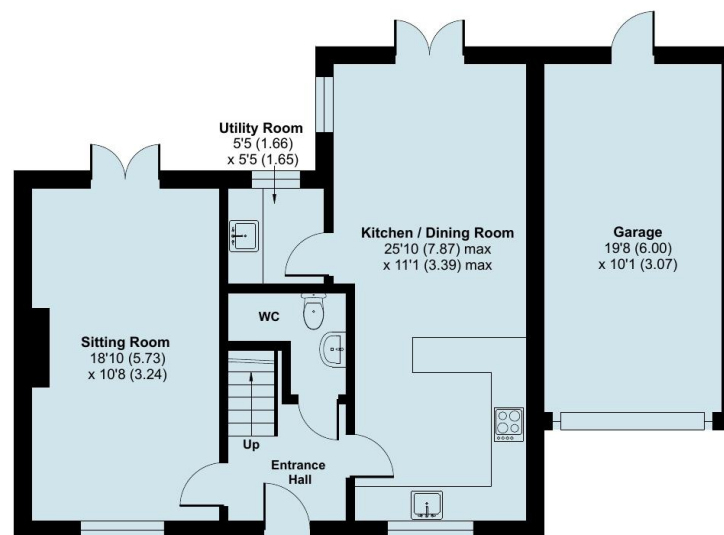
Kennel Lane, Paulerspury, Towcester, NN12

Approximate Area = 1138 sq ft / 105.7 sq m

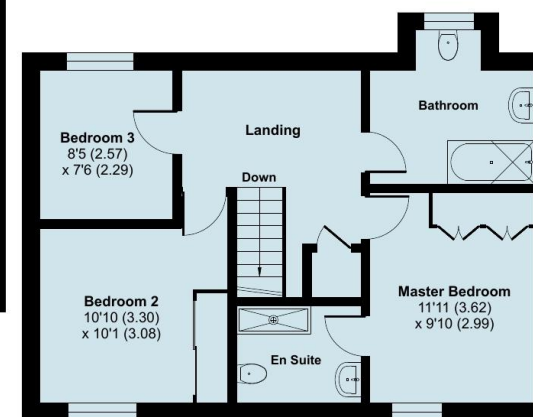
Garage = 198 sq ft / 18.3 sq m

Total = 1336 sq ft / 124 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). © nichecom 2025. Produced for Howkins & Harrison. REF: 1388387

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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.