

**2 Kilsby Drive**

**TOWCESTER  
NN12 6FY**

**£265,000**



- **SEMI-DETACHED**
- **OPEN PLAN KITCHEN/DINER/LOUNGE**
- **UPVC DOUBLE GLAZING**
- **OFF ROAD PARKING**

- **TWO BEDROOMS**
- **DOWNSTAIRS CLOAKROOM**
- **GAS TO RADIATOR HEATING**
- **ENERGY EFFICIENCY RATING: B**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A modern semi-detached house presents an excellent opportunity for those seeking a comfortable and stylish home. The property boasts two bedrooms, making it ideal for small families, couples, or individuals looking for extra space.

Upon entering, you are welcomed into a bright and airy open plan kitchen, lounge, and dining area, perfect for both entertaining guests and enjoying quiet evenings at home. The layout encourages a sense of togetherness, allowing for seamless interaction between the kitchen and living spaces. Additionally, the property features a convenient cloakroom, enhancing the practicality of the home.

The modern design and finishes throughout the property ensure a contemporary feel, while the thoughtful layout maximises the use of space.

For those with vehicles, the property offers parking for two vehicles, a valuable asset in today's busy world. The location in Towcester is not only picturesque but also provides easy access to local amenities, schools, and transport links, making it a desirable place to live.

In summary, this semi-detached house on Kilsby Drive is a delightful blend of modern living and practicality, making it a perfect choice for anyone looking to settle in a welcoming community. Don't miss the chance to make this lovely property your new home.

## **Ground Floor**

### **Entrance Hall**

Radiator, stairs leading to first floor landing, vinyl flooring, doors to:

### **Open Plan Kitchen/Diner/Lounge**

22'1" x 12'2" max (6.75 x 3.73 max)

### **Kitchen**

Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with work tops above, eye level cupboards, built in fridge/freezer, dishwasher and washer/dryer, fitted gas hob with extractor fan above, electric oven, vinyl flooring, breakfast bar, UPVC double glazed window to front, radiator.

### **Lounge**

TV point, vinyl flooring, UPVC double glazed windows to side and rear, UPVC double glazed French doors out to rear, door to:

### **Cloakroom**

Suite comprising low level WC, hand wash basin, radiator, vinyl flooring, tiled splash areas.

## **First Floor**

### **Landing**

Access to loft, doors to:

### **Bedroom One**

12'2" x 8'3" (3.73 x 2.54)

Radiator, UPVC double glazed window to rear.

**Bedroom Two**

12'2" x 6'7" (3.72 x 2.03)

Radiator, UPVC double glazed window to front, built in storage cupboard, radiator.

**Bathroom**

Suite comprising bath unit, hand wash basin, low level WC, vinyl flooring, heated towel rail, UPVC double glazed window to side.

**Externally****Front Garden**

Mainly laid with gravel, paved pathway leading to entrance, tarmac driveway to the side providing off road parking for two cars.

**Rear Garden**

Paved patio area leading to lawn area, gravel area, timber shed, gated side access.

**Agents Notes**

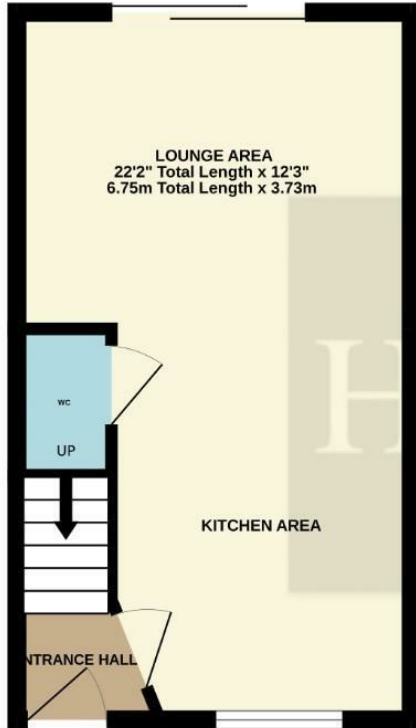
Council Tax Band: B

Maintenance charge: TBC pcm

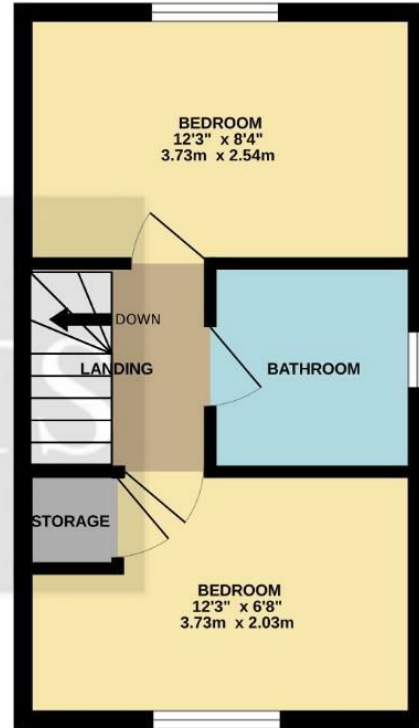




GROUND FLOOR  
272 sq.ft. (25.2 sq.m.) approx.



1ST FLOOR  
272 sq.ft. (25.2 sq.m.) approx.



TOTAL FLOOR AREA : 543 sq.ft. (50.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### Disclaimer

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.