



12 Senna Drive, Towcester, Northamptonshire, NN12 7AU

HOWKINS &
HARRISON

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Northamptonshire, NN12 7AU

Guide Price: £600,000

Presented in excellent condition throughout, this detached, three-storey property offers spacious and flexible family accommodation, conveniently located within the popular Shires development. Extending to approximately 2,324 sq ft, the property boasts five double bedrooms, three bathrooms, kitchen/breakfast room, utility and cloakroom, dining room, spacious sitting room and conservatory. Outside, the property further benefits from a generous, beautifully maintained rear garden, double garage and ample driveway parking.

Features

- Detached family home
- Popular shires development
- Five double bedrooms
- Three bathrooms
- Kitchen/breakfast room
- Sitting room & dining room
- Conservatory
- Enclosed rear garden
- Double garage & ample driveway parking
- EPC rating C



Location

Situated within walking distance of the thriving market town of Towcester's many amenities including shops, bars and restaurants, primary and secondary schools, doctor and dentist surgeries and a leisure centre.

There is good access to the main arterial roads including the M1 motorway at junction 15a, the M40, A5 and A43 with 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 Towcesters 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

Entrance hall, leading to the well-appointed kitchen/breakfast room, utility and cloakroom, separate dining room, spacious sitting room complete with gas fire, and double doors leading to the conservatory, with patio doors providing access to the rear garden.

First Floor

The master bedroom boasts a dressing area and en-suite shower room. There are two further bedrooms, and a four piece family bathroom.

Second Floor

Two further bedrooms share a Jack & Jill bathroom, and benefit from fitted wardrobes.





Outside

Situated within the popular Shires development, the property is approached by a driveway, providing ample off-road parking and access to the double garage. The front garden is mostly laid to lawn, with mature shrubs and a footpath leading to the front door, enclosed by a low-level hedge.

To the rear, the mature, beautifully maintained garden is fully enclosed, mostly laid to lawn, with a range of mature shrubs and planted borders. There are two patio seating areas, one beneath a pergola, and a useful timber shed.

Agents Note

Additional information about the property, including details of utility providers, is available on request. Please contact the agent for further details.





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

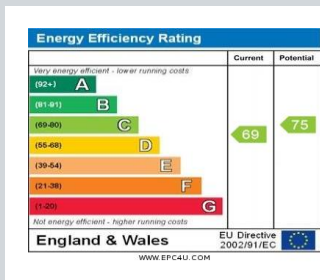
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - G



Approximate Gross Internal Area 2324 sq ft - 215 sq m (Excluding Garage)

Ground Floor Area 952 sq ft – 88 sq m

First Floor Area 690 sq ft – 64 sq m

Second Floor Area 682 sq ft – 63 sq m

Garage Area 333 sq ft – 31 sq m



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