



27 Moat Lane, Towcester, Northamptonshire, NN12 6AD

HOWKINS &  
HARRISON

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Northamptonshire, NN12 6AD

Guide Price: £440,000

This stunning, four-bedroom town house, situated within the very centre of Towcester, boasts views across the river Tove to the Water Meadows and open countryside beyond. Built in 2016 by Clayson Country Homes, the property is beautifully presented throughout, to include a superb kitchen/dining/living area, cloakroom, two first floor bedrooms with a family bathroom, and two second floor bedrooms, with an en-suite to the master. Outside, the property further benefits from a walled, southerly facing courtyard, and two allocated parking spaces within a private car parking area.

#### Features

- Conveniently situated within Towcester
- Views across the Water Meadows
- Master bedroom en-suite
- Three further bedrooms and family bathroom
- Superb kitchen/dining/living room
- Constructed in 2016 by Clayson Country Homes
- Private walled courtyard
- Two allocated parking spaces
- Beautifully presented throughout
- Energy rating B



## 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 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.



## Ground Floor

Entrance hall with cloakroom off, and stairs rising to the first floor. Double doors lead through to the superb kitchen/dining/living room, complete with a range of high gloss fitted units, integrated appliances, and quartz worktops. Patio doors lead to the rear courtyard.

## First Floor

Off the first-floor landing, are two spacious bedrooms, one of which is currently used as a sitting room, and a family bathroom.

## Second Floor

The master bedroom benefits from an en-suite shower room and fitted wardrobes. There is a further spacious bedroom, with useful fitted cupboards.





## Outside

The property is conveniently situated within the very centre of Towcester, just a short walk from the many amenities on offer. The property is set behind a low-level wall topped with iron railings, with a gate leading to the walled courtyard garden, with two storage sheds. A second gate leads to the private parking area, where there are two allocated parking spaces.





## 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

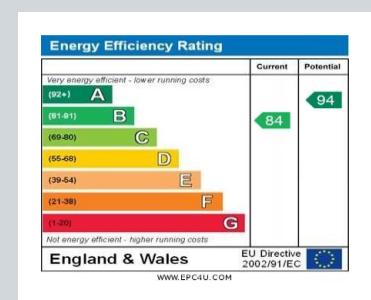
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

## Local Authority

West Northamptonshire Council – Tel: 0300-1267000.

## Council Tax Band - D



## Howkins & Harrison

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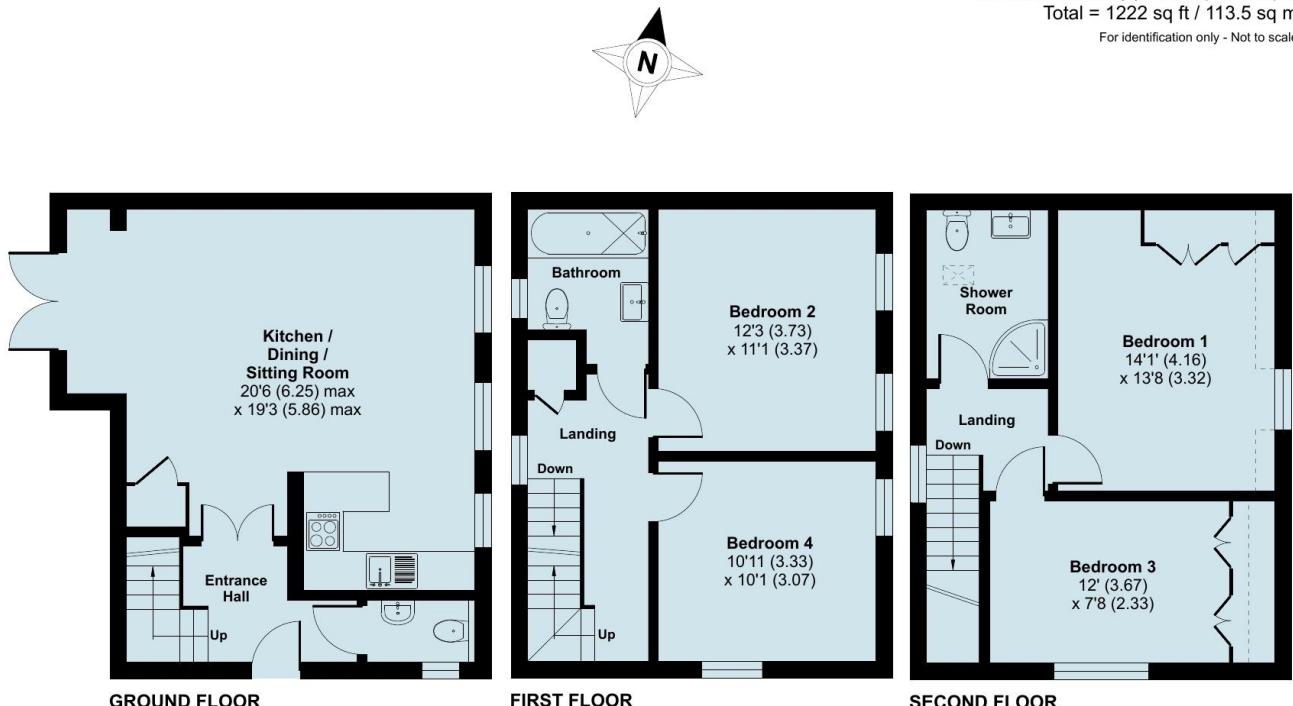
## Moat Lane, Towcester, NN12

Approximate Area = 1200 sq ft / 111.5 sq m

Limited Use Area(s) = 22 sq ft / 2 sq m

Total = 1222 sq ft / 113.5 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: 1302950

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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