



105, Redcar Road Towcester, Northamptonshire, NN12 6LY

HOWKINS &
HARRISON

105, Redcar Road,
Towcester,
Northamptonshire,
NN12 6LY

Guide Price: £375,000

Constructed in 2019 by Bloor Homes to their popular 'Studland' design, this beautifully presented semi-detached property is offered for sale with no onward chain. The three bedrooms and two bathrooms are complimented by a well-appointed kitchen/dining room and sitting room, utility area and cloakroom. Outside, the property further benefits from an enclosed rear garden, garage and ample driveway parking with EV charging point.

Features

- Bloor 'Studland' design
- Built in 2019
- Well-appointed kitchen/dining room
- Sitting room
- Utility area & cloakroom
- Master bedroom en-suite
- Two further bedrooms
- Family bathroom
- Rear garden, garage & driveway parking
- EPC 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

The entrance hallway has stairs rising to the first floor and doorway to the sitting room, which in turn leads to the kitchen/dining room with a range of fitted units and French doors opening into the garden. There is a utility area off the kitchen with a door to the cloakroom.

First Floor

The master bedroom benefits from a fully tiled en-suite shower room. There are two further bedrooms, sharing a family bathroom, which is part tiled and includes a shower over bath.

Outside

The property is approached by a footpath with the remainder of the front garden enclosed by railings. To the rear of the property, the garden is enclosed on all sides and mostly laid to lawn, with a patio area and well stocked borders. A courtesy gate from the garden leads to the parking area, complete with an external EV charging point and single garage, with power connected.

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

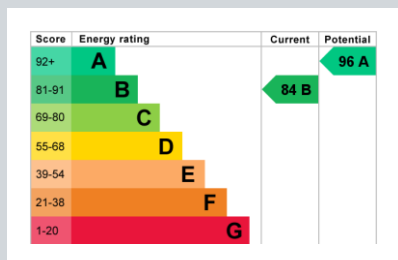
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

Council Tax Band – C



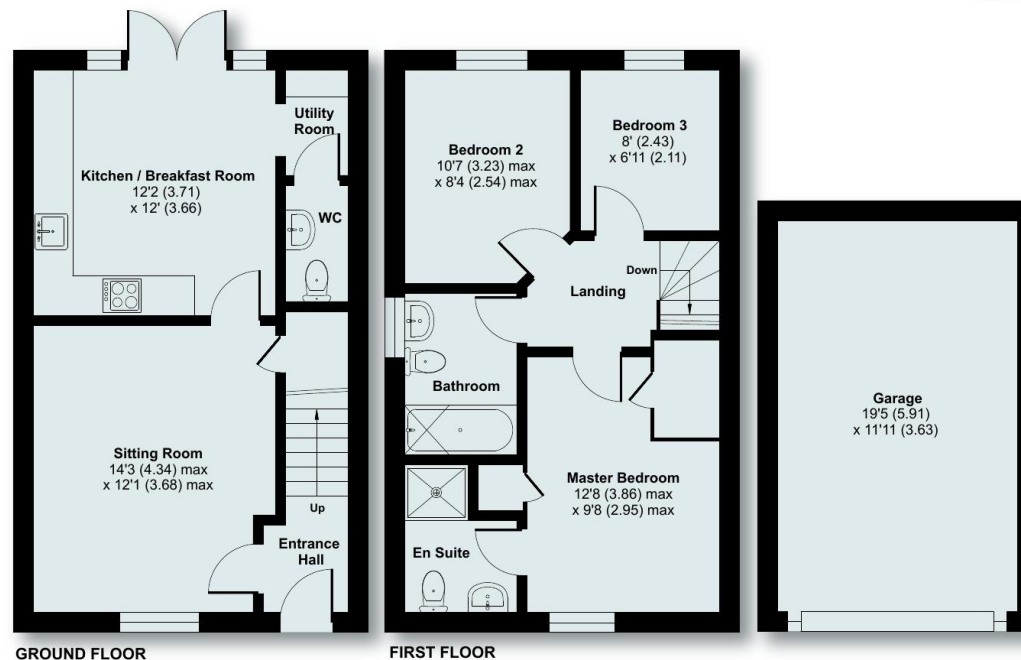
Redcar Road, Towcester, NN12

Approximate Area = 842 sq ft / 78.2 sq m

Garage = 231 sq ft / 21.4 sq m

Total = 1073 sq ft / 99.6 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). Produced for Howkins & Harrison. REF: 1468564

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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.