



47 Leys Road, Pattishall, Northamptonshire, NN12 8JY

HOWKINS &  
HARRISON

47 Leys Road,  
Pattishall  
Northamptonshire  
NN12 8JY

Guide Price: £325,000

Presented with no onward chain, this spacious link detached property occupies a generous corner plot within the sought after village of Pattishall. The accommodation comprises three bedrooms, a family bathroom, sitting/dining room, kitchen, study, plus a garage, garden and ample driveway parking.

#### Features

- Three bedrooms
- Sitting /dining room
- Kitchen
- Three generous bedrooms
- Family bathroom
- Driveway parking
- Single integral garage
- Enclosed rear garden
- Central cul-de-sac location
- EPC Rating- E



Situated in the pretty South Northamptonshire countryside, the parish village of Pattishall boasts a church, parish hall, primary school with pre-school and nursery, farm shop, a large playing field with football, cricket and tennis facilities with play equipment, two further play areas, pub/restaurant, and a variety of groups and societies. 'Pattishall in the Park' is an annual music festival. A fish & chip van, mobile library and mobile butcher visit the village on a weekly basis.

There is good access to the main arterial roads including the A5, M1 motorway at junction 15a, the M40 and A43 with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 1 hour respectively.

Local amenities can be found in Greens Norton, Bugbrooke, Weedon, Silverstone and Towcester, between them there is a good offering of medical, dental, health and social provisioning.

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 porch, leading to the spacious sitting/dining room, with patio doors leading to the rear garden. The separate kitchen has a range of fitted units, with a doorway to the study.

## First Floor

Off the landing are three generous bedrooms, and a family bathroom.

## Outside

The property occupies a generous corner plot and is approached via a driveway, providing ample driveway parking and access to the single garage. A courtesy gate leads to the enclosed garden, which is mostly laid to lawn with mature trees and shrubs.

## 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

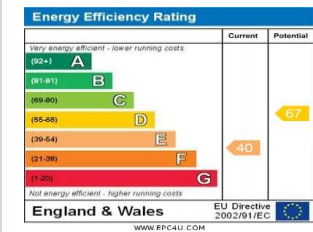
The following services are connected to this property: electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

## Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

Council Tax Band – D



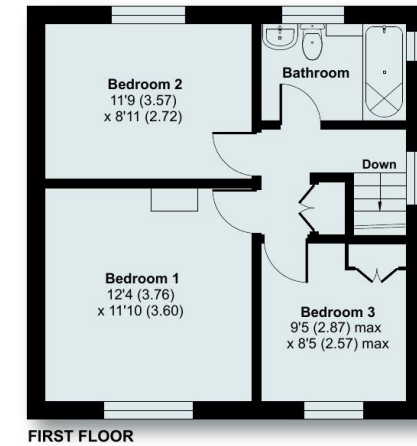
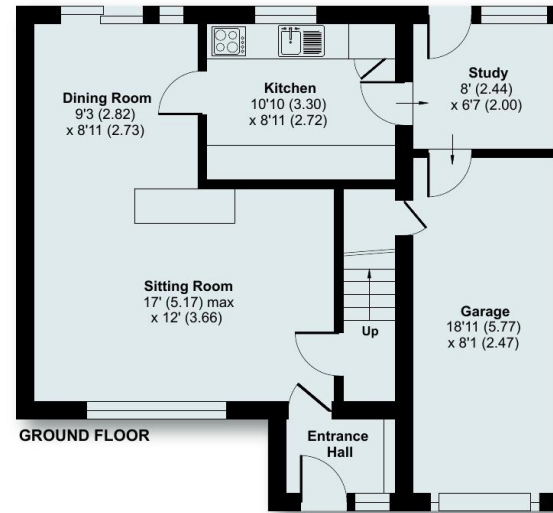
## Leys Road, Pattishall, Towcester, NN12

Approximate Area = 966 sq ft / 89.7 sq m

Garage = 153 sq ft / 14.2 sq m

Total = 1119 sq ft / 103.9 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: 1447664

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## Howkins & Harrison

98a Watling Street, Towcester, Northamptonshire NN12 6BT

Telephone 01327 353575  
Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
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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.