



12 Plantation Lane, Towcester, Northamptonshire, NN12 6LX

HOWKINS &  
HARRISON

12 Plantation Lane, Towcester,  
Northamptonshire, NN12 6LX

Guide Price: £565,000

Built by Redrow Homes and situated on the edge of the desirable Wood Burcote development, this detached property is built to their 'Bay' design and offers four bedrooms, two bathrooms, a sitting room, an open plan kitchen/dining/family room and utility room. With many upgrades installed from new, the property further benefits from driveway parking and a single garage, an enclosed landscaped garden, and a delightful outlook over woodland.

### Features

- Redrow Homes 'Bay' design
- Master bedroom en-suite
- Three further bedrooms
- Family bathroom
- Sitting room
- Open plan kitchen/dining/family room
- Utility room & cloakroom
- Landscaped rear garden
- Driveway parking & single garage
- 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

Enter under a storm porch to the entrance hall with doors leading to the sitting room and to the kitchen. The kitchen has a range of fitted units and integrated appliances and leads into the dining/family room. Bi-fold doors lead onto the patio, and there is a separate utility room and cloakroom. The property benefits from underfloor heating to the ground floor.

## First Floor

The master bedroom is en-suite and has fitted wardrobes, there are three further bedrooms and a family bathroom.





## Outside

The property sits almost at the end of Plantation Lane and is approached by a block paved driveway that leads to the single garage and tandem parking space and enjoys lovely views across to the woodlands. A courtesy gate leads to the rear garden from the driveway. To the rear of the property, the garden has been landscaped and is mostly laid to lawn with a large patio entertaining area.

## 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

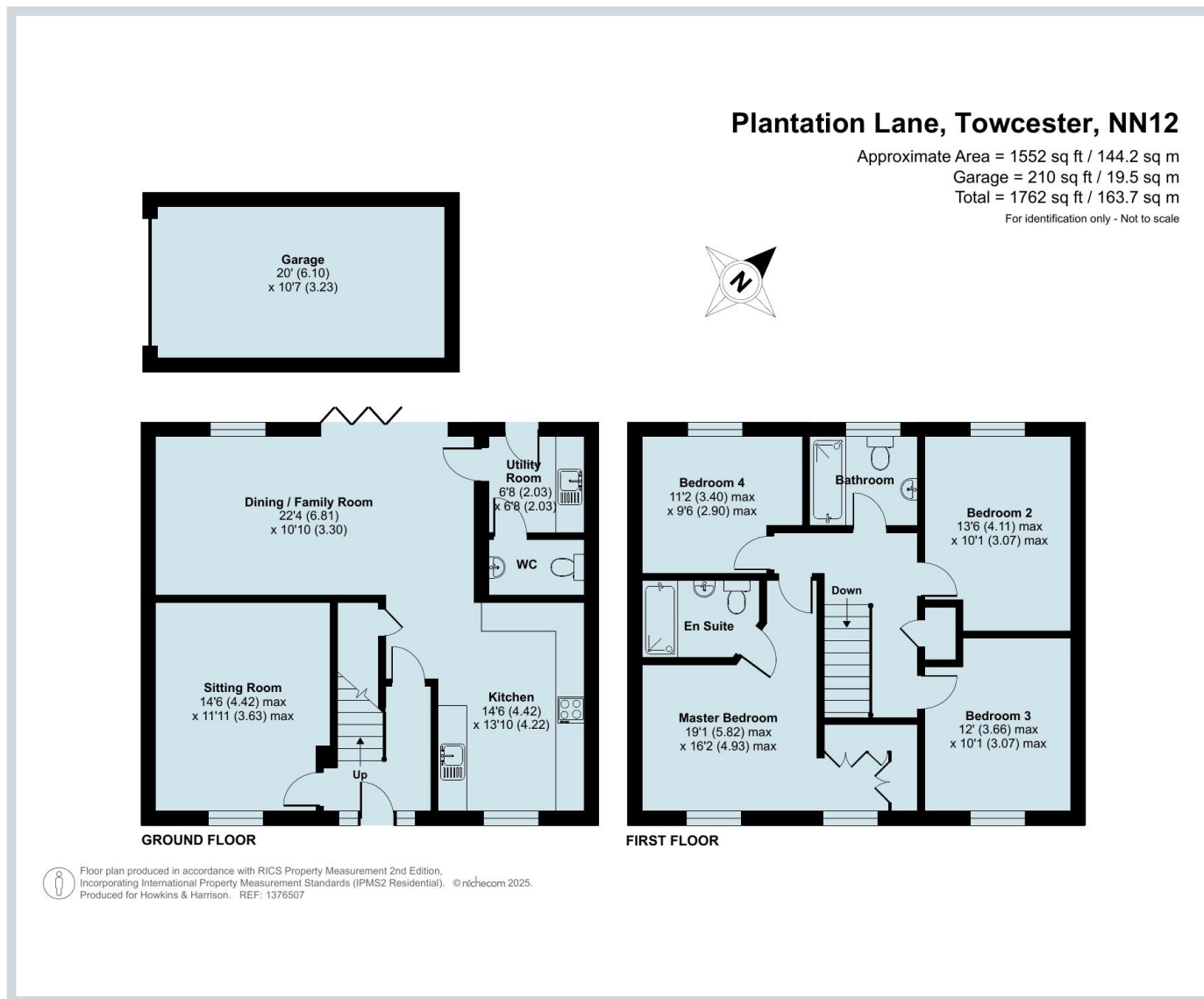
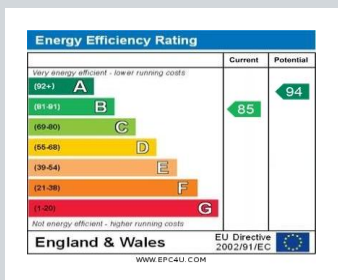
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

## Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - F



## Howkins & Harrison

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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.



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