



Ludlow Lane, Towcester, NN12 6ND



8 Ludlow Lane
Towcester
Northamptonshire
NN12 6ND

£350,000

A well presented three storey family home situated on the popular new estate in Towcester, a great location with no through road.

The ground floor includes a sitting room, kitchen/dining room with utility area and cloakroom. The first floor consists of two double bedrooms along with a well finished family bathroom. The second floor houses the master bedroom along with a dressing area and ensuite. Fully landscaped garden to the rear. A private driveway for 2/3 cars.

- 3 Double Bedrooms
- 3 Storey
- Kitchen/dining room with utility area
- Master bedroom with ensuite and dressing area
- Cloakroom
- Driveway
- Popular new development
- Cul-De-Sac Location
- Built in 2021
- Front & Rear Gardens





Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Annual Service Charge: (to be confirmed).

Local Authority: West Northants Council

Council Tax Band: C

Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

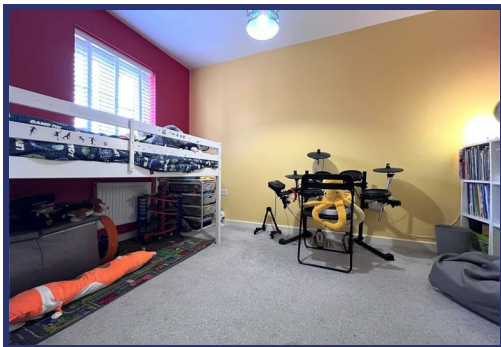
at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.

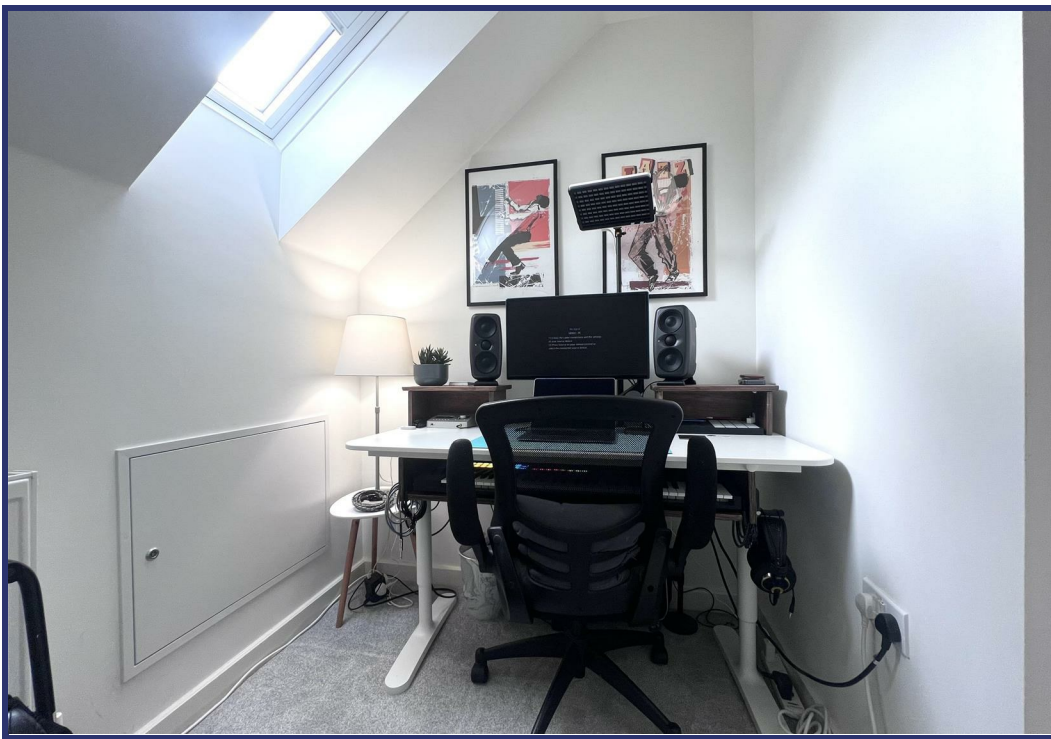


We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer

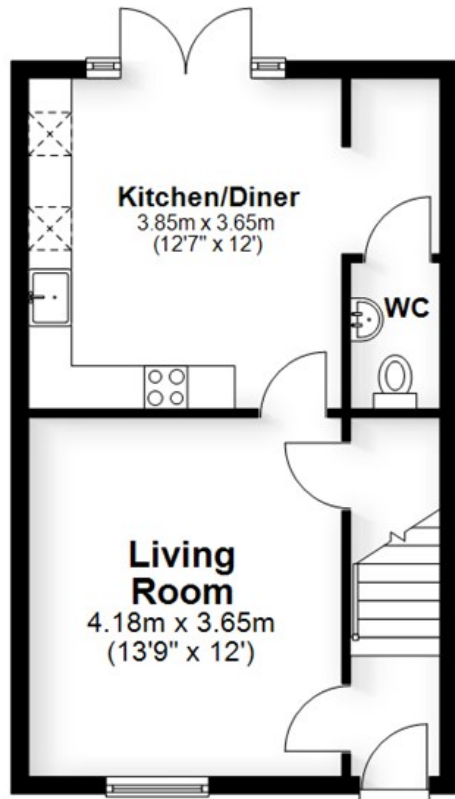
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified





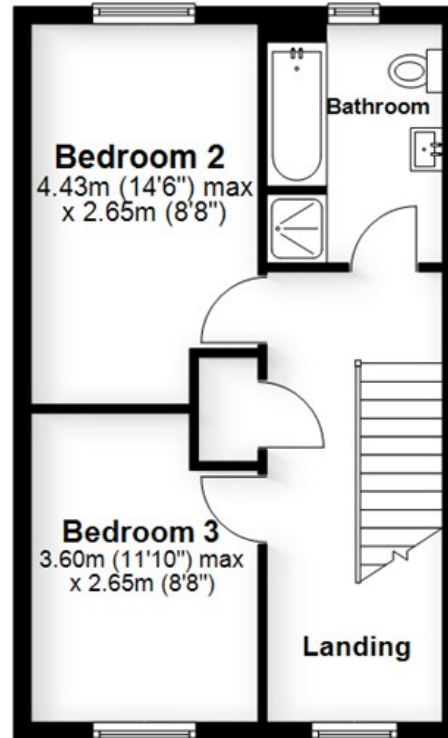
Ground Floor

Approx. 38.9 sq. metres (419.2 sq. feet)



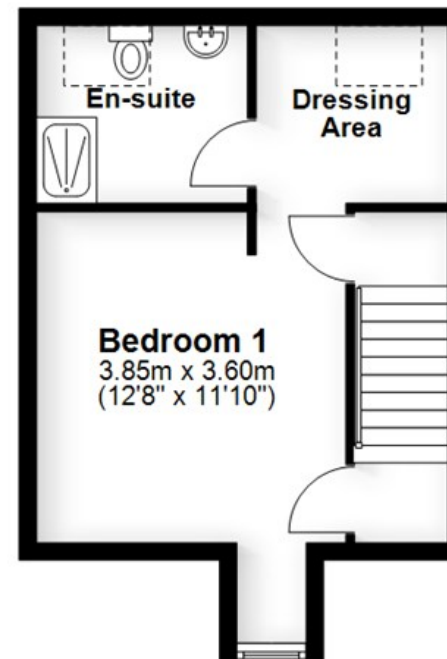
First Floor

Approx. 38.9 sq. metres (419.2 sq. feet)



Second Floor

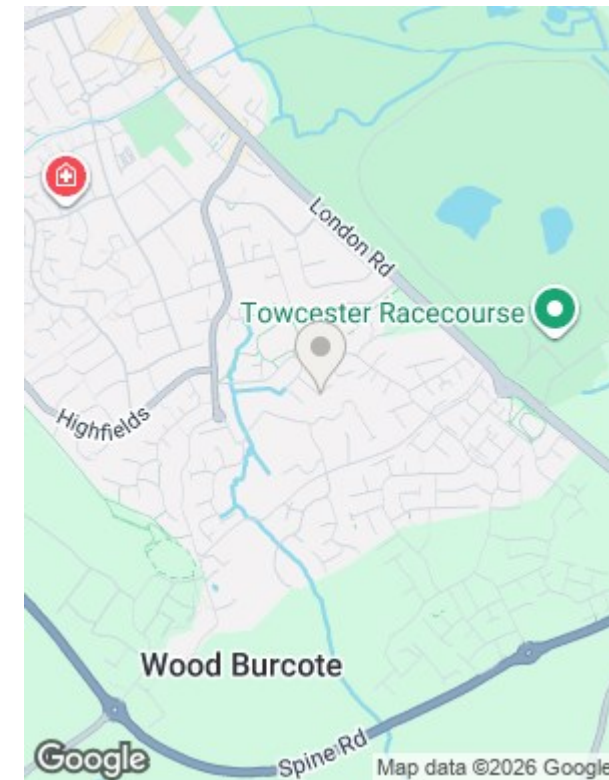
Approx. 29.8 sq. metres (320.6 sq. feet)



Total area: approx. 107.7 sq. metres (1158.9 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. Reference to square area shows all areas of accommodation shown on the plan, but usually excludes garages and outbuildings. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. It is not to be used for a valuation. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.



Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

01908 561010

stony@carters.co.uk

carters.co.uk

59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

