10 Windmill Way, Greens Norton, Northamptonshire, NN12 8BZ

HOWKINS&
HARRISON

10, Windmill Way
Greens Norton,
Northamptonshire,
NN12 8BZ

Offers in Excess of: £300,000

An extended three bedroom semi-detached property, in a cul-de-sac location within the highly regarded village of Greens Norton. The flexible accommodation now comprises entrance hall, sitting room, sun room, long kitchen/dining room, ground floor bedroom / study, shower room and two first floor bedrooms. There is driveway parking for several vehicles, single garage, a long front garden and South-facing rear garden.

Features

- Extended semi-detached property
- Sitting room & Sun room
- Long Kitchen / Dining room
- Ground floor bedroom / study
- Ground floor shower room
- Two first floor bedrooms
- Long driveway & single garage
- South-facing rear garden
- Cul-de-sac position
- Well serviced village location
- EPC Rating: D

Location

The highly regarded village of Greens Norton is located approx. 2 miles from the town of Towcester and approx. 11 miles from Northampton. The village benefits from a pre-school, primary school, children's playground, cricket and football pitches, post office, village shop, butchers, medical surgery, church, village hall and a public house. Further primary schools are in the nearby villages of Silverstone, Lois Weedon, Helmdon and Syresham with secondary schools in Towcester and Northampton and a wide range of independent schools in the area catering for all age groups. A school bus runs from the village to Sponne School in Towcester.

Other local amenities including major supermarkets and a leisure centre can be found at Towcester along with doctors' surgeries and a number of dentists. There is good access to the A43, M1, the M40 and 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 hall opens to the third bedroom / study along with the shower room. There is a large sitting room, beyond which is the sun / garden room, with a door through to the generous, and comprehensively fitted kitchen / dining room.

First Floor

There are two first floor bedrooms, the main benefitting from a large, fitted wardrobe.

Outside

The long front garden is lawned with a driveway to one side providing parking for several vehicles and access to the single garage. The back garden comprises a seating area and lawn, fully enclosed and enjoying a Southerly aspect.

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 warrantied in any way.

Services

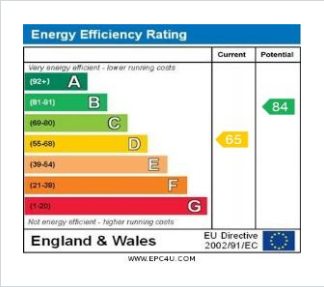
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

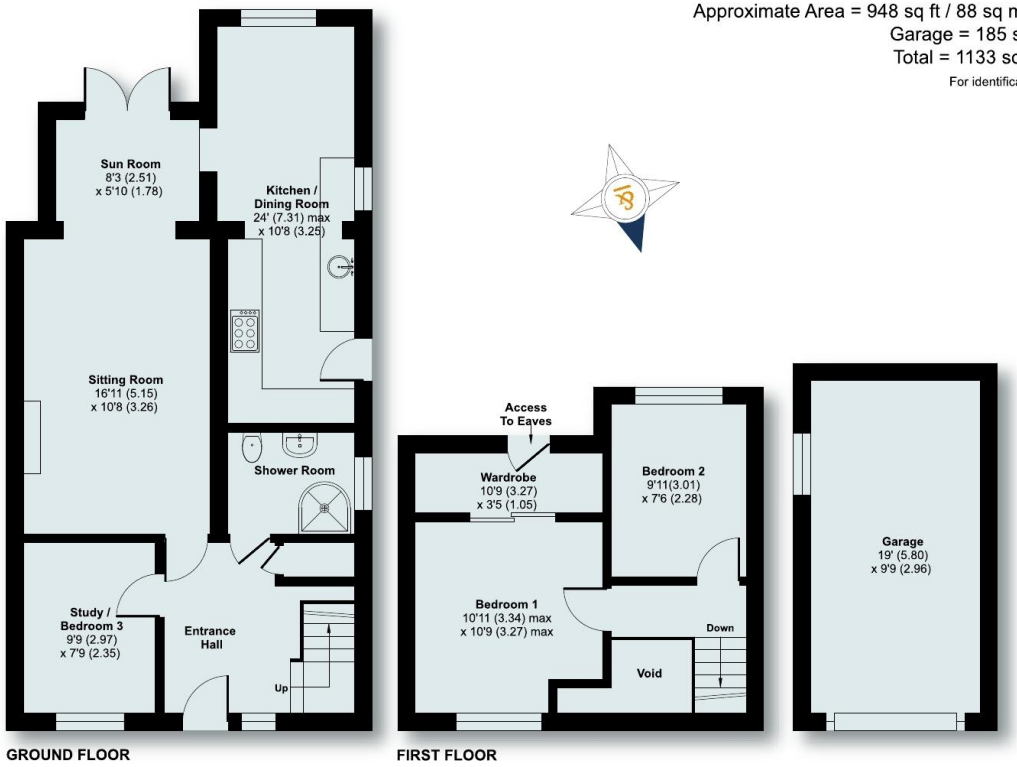
West Northamptonshire Council – Tel:0300- 1267000.

Council Tax Band – C



Windmill Way, Greens Norton, Towcester, NN12

Approximate Area = 948 sq ft / 88 sq m (exclude void)
Garage = 185 sq ft / 17.1 sq m
Total = 1133 sq ft / 105.1 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: 1421324 ©nichecom 2026.

HOWKINS & HARRISON

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