

NEW INSTRUCTION



LEESON ROAD
Towcester, NN12 6EN

 DAVID COSBY
ESTATE AGENTS



Leeson Road

Towcester, NN12 6EN

Total GIA (Gross External Area) Approx. 54 sqm (581 sqft)

Features

- Two-bedroom semi-detached home
- Established Towcester location
- Well-proportioned sitting room with understairs storage
- Kitchen and dining room opening onto the garden
- Double bedroom with built-in cupboard
- Sizeable enclosed rear garden with patio and lawn
- Tandem off-road parking for two cars

Description

A two-bedroom semi-detached home in an established residential area of Towcester. Set back behind a small front garden, the property has a tandem driveway to the side and a sizeable enclosed rear garden.

An entrance porch leads into the front sitting room, which has a useful understairs cupboard. To the rear, the kitchen and dining room extends across the width of the house, with space for a table and chairs and a partly glazed door opening onto the patio.

Upstairs are a double bedroom with an overstairs cupboard, a second bedroom currently used as a home office, and a bathroom with a shower over the bath. The landing also has an airing cupboard with slatted shelving, which houses the combination boiler.

The rear garden has a broad patio and a generous lawn, with an established cherry laurel near the far boundary.



A TWO-BEDROOM SEMI-DETACHED HOME IN TOWCESTER WITH A SEPARATE KITCHEN AND DINING ROOM, TANDEM OFF-ROAD PARKING AND A SIZEABLE ENCLOSED REAR GARDEN.



Accommodation

Entrance Porch

A traditional-style four-panel entrance door with a half-moon glazed panel and three-point locking opens into the porch. There is a fitted coir mat, a side casement window and neutrally painted walls. A glazed door leads through to the sitting room, allowing borrowed light.

Sitting Room

A well-proportioned reception room with natural light from a two-light casement window to the front aspect. The floor is finished with oatmeal-coloured cut-pile carpet, which continues up the quarter-winding staircase to the first floor. There is ample space for a seating, ancillary furniture and audio/visual equipment. A six-panel door opens to an understairs cupboard with a light and power socket, while a further door leads to the kitchen and dining room.

Kitchen and Dining Room

Occupying the full width of the rear of the house, the kitchen and dining room receives natural light through a two-light casement window and a partly glazed door opening onto the patio. It has limestone-effect sheet vinyl flooring, neutrally decorated walls and ovolo coving. The kitchen is fitted with light oak-effect wall and base units and dark granite-effect roll-edge worktops. Appliances include an electric oven, a four-burner gas hob with an extractor and light above, and a stainless steel sink with mixer tap beneath the window. There is space and plumbing for a washing machine. To one side is room for a small dining table and chairs, with direct access to the garden.



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Accommodation

First Floor Landing

The landing has matching oatmeal carpet and neutrally decorated walls. Six-panel doors lead to both bedrooms, the bathroom and an airing cupboard housing the combination boiler, with slatted pine shelving. A ceiling hatch provides access to the roof void.

Bedroom One

A double bedroom to the front of the house, with a two-light casement window overlooking Leeson Road. It has a deep overstairs cupboard, plush cut-pile carpet, a modern column-style radiator and neutrally decorated walls.

Bedroom Two

A single bedroom overlooking the rear garden, currently arranged as a home office but versatile as a guest bedroom or nursery. The room has matching cut-pile carpet and neutrally decorated walls.

Bathroom

The bathroom is fitted with a three-piece suite comprising a bath with wall-mounted shower attachment and glass screen; a close-coupled WC; and a pedestal wash basin with a chrome mixer tap. There is full-height ceramic tiling around the bath and splashback tiling by the basin, with neutrally decorated walls elsewhere. An obscure-glazed casement window to the rear provides natural light and ventilation, supplemented by an extractor fan. The floor is finished with geometric-patterned sheet vinyl.



FULL PROPERTY
DETAILS



Grounds

Front Garden and Parking

The house is set back from Leeson Road behind a lawned front garden, with a path leading to the entrance porch and a shallow gravelled border. A tarmac driveway to the side provides tandem off-road parking for two cars and leads to a gate into the rear garden.

Rear Garden

The well-proportioned rear garden begins with a large patio extending across its width, with space for outdoor seating and potted plants. Beyond is a generous lawn, bordered by a neatly maintained low conifer hedge to the left and concrete-post and wire fencing to the right. Close-boarded timber fencing encloses the far end, where a semi-mature cherry laurel provides a focal point.



Location

The property occupies an established residential location close to Towcester town centre. The historic market town offers a mix of independent shops, supermarkets, cafés and pubs, together with everyday services. Towcester Centre for Leisure provides swimming and fitness facilities.

Families have a choice of schools in the town, including Nicholas Hawksmoor Primary School, Towcester Church of England Primary School and Sponne School. Independent options in the wider area include Akeley Wood School, as well as Winchester House School and Beachborough Prep School in the Brackley area.

There are several places to enjoy the outdoors, including Towcester's recreation ground, pocket parks and Riverside Walk. The Watermeadows provide further space for walking alongside the River Tove, while the surrounding Northamptonshire countryside offers a wider choice of routes and villages to explore.

The town is served by the A5 and A43, providing road connections towards Northampton, Milton Keynes and the wider motorway network. Milton Keynes Central railway station offers services to London Euston and Birmingham New Street.

Property Information

Local Authority: West Northamptonshire Council

Services: Gas, Electricity, Water, and Drainage **Heating:** Gas Central Heating

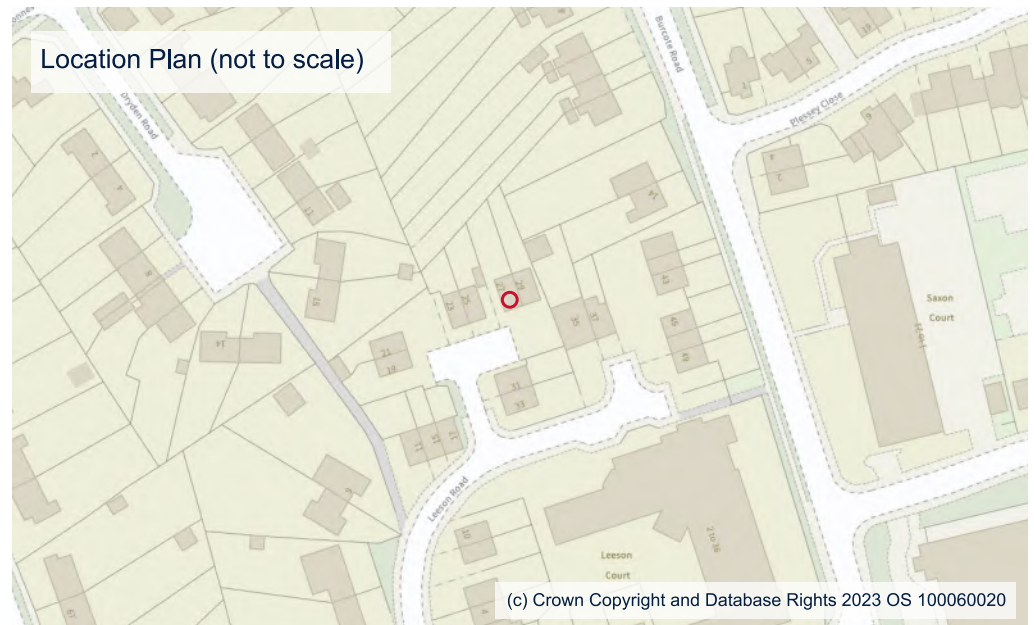
Council Tax: Band B **EPC:** C **Tenure:** Freehold

Broadband: Ultra Fast Broadband Available with up to 10000Mbps download

Important Notice

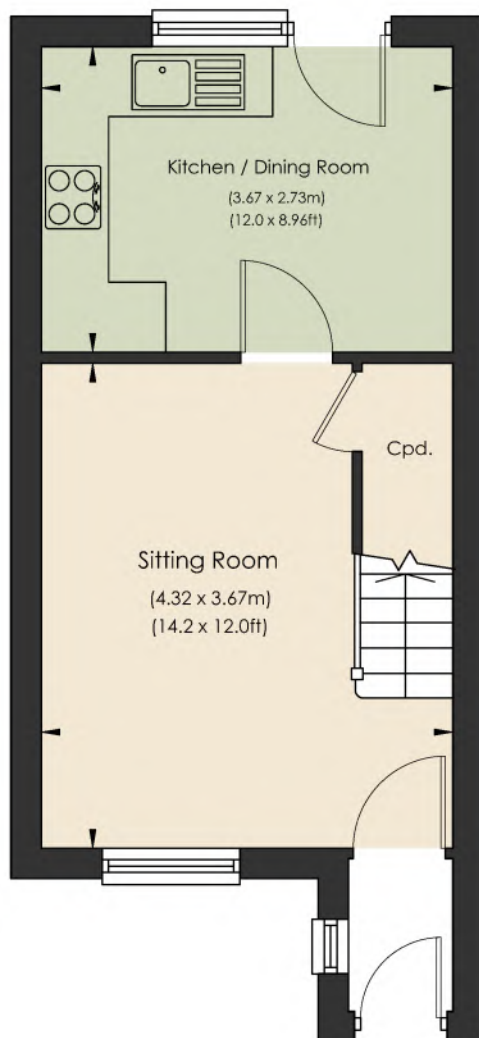
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Please note that upon acceptance of an offer and in compliance with Anti-Money Laundering (AML) legislation we will need to undertake proof of identity and source of funds checks for each purchaser at a cost of £25 per person.



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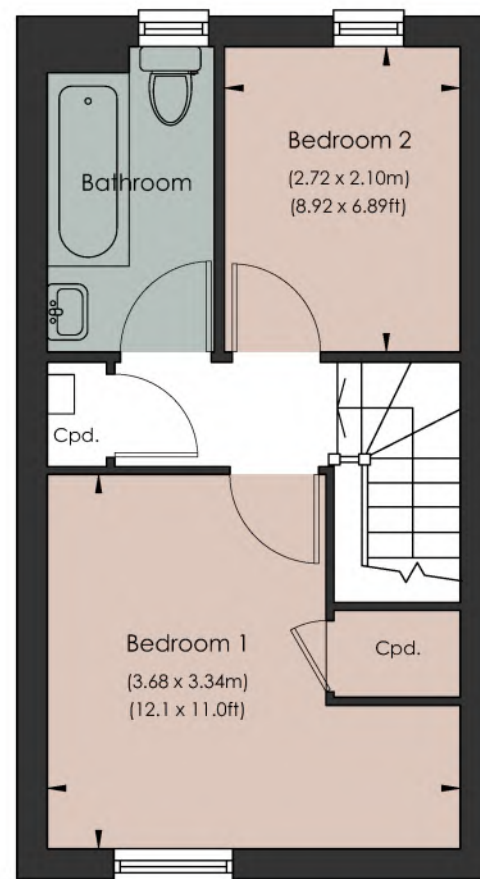
Approximate GIA (Gross Internal Area) = 54 sqm (581 sqft)



GROUND FLOOR GIA = 28 sqm (301 sqft)

David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



FIRST FLOOR GIA = 26 sqm (280 sqft)





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01327 361664

enquiries@davidcosby.co.uk

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@ enquiries@davidcosby.co.uk

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