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At a glance

- 18th Century Cottage
- Central Location
- Four Bedrooms
- Two Reception Rooms
- Ensuite
- Original Character Features Throughout
- EPC Rating: Exempt



Watling Street West

Towcester, Northamptonshire, NN12 6AG

**Offers over
£350,000**

IN DETAIL

An immaculately presented Grade II listed stone cottage, located centrally within the highly sought after Roman market town of Towcester. In brief this 18th century cottage comprises: entrance lobby, dining room, sitting room, kitchen, four bedrooms, shower room, ensuite and cloakroom. Boasting original features throughout such as exposed beams and an inglenook fireplace, this home also includes an enclosed rear garden and is within easy access of all amenities.

Entrance

Enter via the front door into the entrance lobby where a door leads through to the dining room.

Dining Room

The dining room includes solid wooden flooring, exposed original beams, wall lighting, space for a dining table, stairs rising to the first floor landing and an inglenook

fireplace containing an iron log burner. To the front aspect is a glazed window, and to the rear aspect are glazed French doors which lead out to the garden.

Kitchen

The kitchen includes both base level and high level units, solid wooden and granite worksurfaces, tiling to splashback areas,

spotlighting, tiled flooring, Belfast-style sink with swan neck mixer tap, and integrated appliances such as a washing machine and dishwasher; there are also spaces for an AGA and fridge/freezer. To the side aspect is a glazed window, and to the rear aspect is a further glazed window and a partially glazed stable door which leads out to the garden.





Sitting Room

The sitting room has exposed original beams, wall lighting, a log burner, access to a storage cupboard, a door leading through to the kitchen and a glazed window to the front aspect.

First Floor Landing

Stairs rise from the dining room to the carpeted first floor landing where doors lead to all first floor accommodation and stairs continue to ascend to the second floor landing.

Bedroom One

Bedroom one includes carpeted flooring, glazed window to the front aspect, exposed original beams, and a door leading to the ensuite.



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Ensuite

The ensuite includes a WC, counter-top handwash basin, chrome towel radiator, free standing bath, tiling to splashback areas, solid wooden flooring and a glazed window to the rear aspect.

Bedroom Four

Bedroom four includes carpeted flooring, built-in storage cupboard and a glazed window to the front aspect.

Cloakroom

The cloakroom includes a WC, counter-top handwash basin, chrome towel radiator, tiling to splashback areas and a glazed window to the rear aspect.

Second Floor Landing

Stairs rise from the first floor landing to the second floor landing where doors lead to all second floor

accommodation and there's a glazed window to the rear aspect.

Bedroom Two

Bedroom two includes carpeted flooring, built-in storage cupboard and a glazed window to the front aspect.

Bedroom Three

Bedroom three includes carpeted flooring and a glazed window to the front aspect.

Shower Room

The shower room includes a WC, counter-top handwash basin, shower cubicle, tiling to splashback areas and a Velux window.

Garden

The garden is fully enclosed by brick wall and timber fencing and has been mainly laid to lawn. It also includes space for a greenhouse/shed, slabbed and concrete footpaths, patio area for seating, wooden pergola, and flower beds to the border containing plants, shrubs and trees.



Additional Info

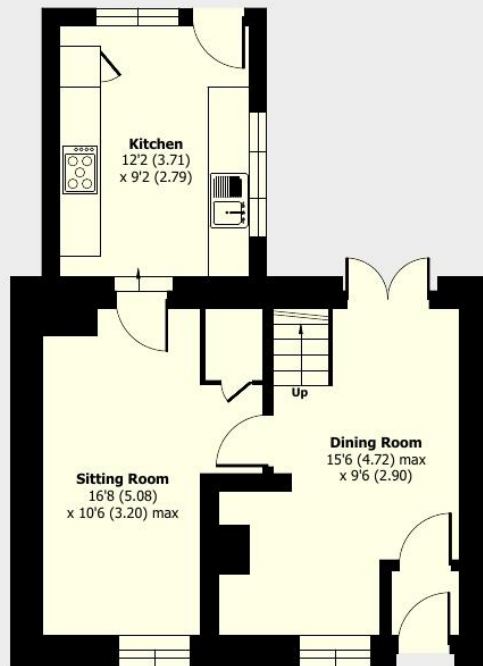
- Services: Mains water, Electricity, Gas
- The Local Authority is West Northamptonshire Council
- The property is in council tax band B

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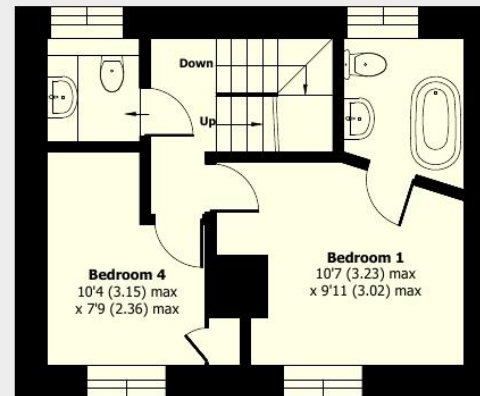
Approximate Area = 1084 sq ft / 100.7 sq m
For identification only - Not to scale



Ground Floor



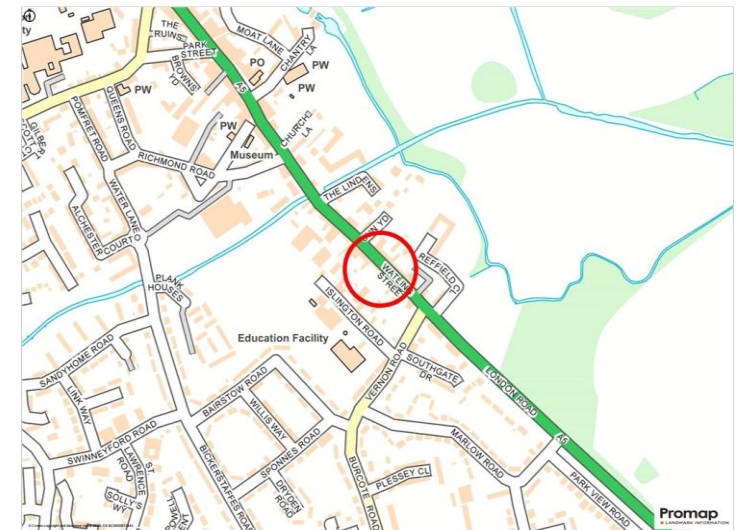
Second Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Mustard. REF: 1090313



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Mustard has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.



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