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### At a glance

- Four/five Bedrooms
- Office
- Ensuite
- Remaining NHBC Warranty
- Enclosed Garden
- Garage and Driveway
- EPC Rating B



Hexham Street

Towcester, Northamptonshire, NN12 6UB

**£425,000**



## IN DETAIL

An immaculately presented four/five bedroom home located on the popular Racecourse development in the Roman market town of Towcester. Built by Persimmon in 2022, in brief this home comprises: entrance hall, kitchen/dining room, sitting room, four/five bedrooms, office, ensuite, shower room and a cloakroom. Benefitting from 7 years remaining NHBC warranty this property also offers a landscaped rear garden, garage and driveway allowing off road parking for two vehicles.



### Entrance

Enter via the front door into the entrance hall which includes wood effect flooring, stairs rising to the first floor landing and doors leading to all ground floor accommodation and to a storage cupboard.

### Kitchen

The kitchen includes both low level and high-level units, space for a dining table, glazed windows to the rear and side aspects, wood effect flooring, upstands to the worksurfaces, one and a half bowl stainless steel sink with mixer tap and integrated appliances such as a low level oven, hob with stainless steel splashback and extractor hood.

There're also spaces for further appliances such as a fridge/freezer, washing machine and dishwasher.

### Sitting Room

The sitting room includes wood effect flooring and to the rear aspect is a glazed window and glazed French doors which lead out to the garden.

### Cloakroom

The cloakroom includes a WC, handwash basin, tiling to splashback areas and an extractor fan.



### First Floor Landing

Stairs rise from the entrance hall to the first-floor landing which includes carpeted flooring, doors leading to all first floor accommodation and stairs rising to the second floor.

### Bedroom Two

Bedroom two includes carpeted flooring and glazed windows to the front and rear aspects.

### Bedroom Three

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







#### Bedroom Four

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

#### Bedroom five / Office

The office includes carpeted flooring and a glazed window to the front aspect.

#### Bathroom

The bathroom includes a WC, handwash basin, panelled bath with shower over, glass shower screen, tiling to splashback areas, extractor fan and an obscured glazed window to the front aspect.

#### Bedroom One

Stairs rise from the first-floor landing to the second floor landing where a door leads into bedroom one; which includes carpeted flooring, a glazed dormer window to the front aspect, Velux window to the rear aspect and a door leading to the ensuite.

#### Ensuite

The ensuite includes a WC, handwash basin, shower cubicle, tiling to splashback areas and an Velux window to the rear aspect.

#### Garden

The garden is fully enclosed by brick wall and timber fencing and has been landscaped. It is mainly laid to lawn

and includes a raised patio area for seating, raised flower bed, external light, external double power point, slabbed footpath and a wooden gate allowing access to the side.

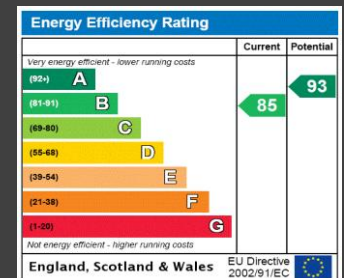
#### Outside

To the front of the property is a garden which has been laid to slate shingle and has slabbed steps ascending to the front door. To the side of the property a tarmacked driveway provides off road tandem parking and meets which the garage; which has an up-and-over door, power and lighting. There's also access into the garden via a wooden gate.



#### Additional Info

Mains Water, Gas, Electricity  
Local Authority:  
West Northamptonshire  
Council  
Council tax band D





## Hexham Street, Towcester, Northamptonshire, NN1

Approximate Area = 1362 sq ft / 126.5 sq m

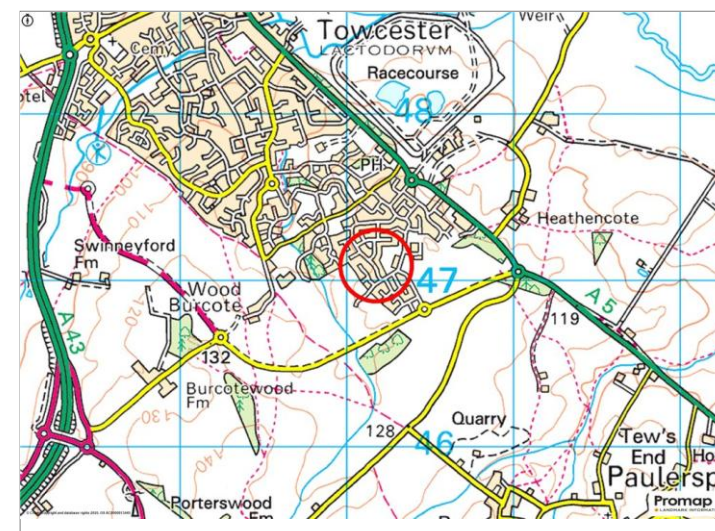
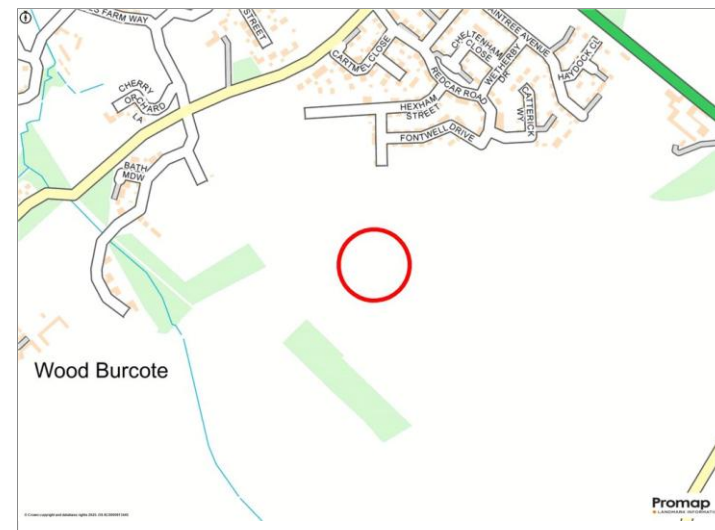
Outbuilding = 205 sq ft / 19 sq m

Total = 1567 sq ft / 145.5 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). © n1checom 2025. Produced for Mustard. REF: 1234482



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Mustard has not tested any 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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