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### At a glance

- Three Bedrooms
- Village Location
- Two Reception Rooms
- Summer House
- Rural Views
- South Facing Garden
- Driveway
- EPC Rating F



### Helmdon Road

Wappenham, Towcester,  
Northamptonshire, NN12 8SJ

**Price**  
**£375,000**



## IN DETAIL

A semi-detached three-bedroom home situated in the picturesque village of Wappenham, enjoying beautiful countryside views. In brief, the accommodation comprises: an entrance porch, hallway, kitchen, inner lobby, utility room, dining room and sitting room, three bedrooms, cloakroom and a family bathroom. Externally, the property benefits from generously sized front and rear gardens, a driveway providing off-road parking and a summer house.



### Entrance hall

Enter via the partially glazed front door into the entrance porch which includes tiled flooring, space for storage, glazed window to the front aspect, internal glazed window to the rear aspect and a door leading to the hallway.

### Hallway

The hallway includes tiled flooring, built-in storage cupboards, stairs rising to the

first floor landing and doors leading to all ground floor accommodation.

### Kitchen

The kitchen includes both base level and high level units, stone worktops, continued tiled flooring, circular feature sink with swan neck mixer tap, tiling to splashback areas, pantry with glazed window to the front aspect and an Esse wood-fuel range cooker which also

provides central heating and hot water for the property. A door leads from the kitchen to the inner lobby.

### Inner Lobby

The inner lobby includes an obscured glazed window to the front aspect, space for storage and/or appliances, wood effect flooring and doors leading to the cloakroom and to the utility room.







### Utility Room

The utility room features wood-effect flooring, a base storage unit with work-surface areas, spaces for appliances, a Belfast sink, and a feature radiator. A door leads to a store room providing internal storage for wood for the Esse cooker. To the side aspect, there is a glazed window and a glazed door providing external access.

### Cloakroom

The cloakroom includes a WC, continued wood effect flooring

and an obscured glazed window to the side aspect.

### Dining room

The dining room includes spaces for a dining table and a feature vertical radiator. To the rear aspect are two glazed windows and glazed French doors which lead out to the garden.

### Sitting Room

The sitting room includes a feature fire place and glazed window to the rear aspect.

### First Floor Landing

Stairs rise from the entrance hall to the first floor landing which includes wood effect flooring, glazed window to the front aspect, wood effect flooring and doors leading to all first floor accommodation.

### Bedroom One

Bedroom one includes wood effect flooring, feature vertical radiator, feature fireplace and a glazed window to the rear aspect with rural views.



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### Bedroom Two

Bedroom two includes built-in overhead storage, built-in storage cupboard, feature vertical radiator, and a glazed window to the rear aspect with rural views.

### Bedroom Three

Bedroom three includes a built-in wardrobe and glazed window to the front aspect.

### Bathroom

The bathroom includes a WC, handwash basin with vanity unit, free standing bath with mixer tap and shower attachment, half-height wall tiling, towel radiator and an obscured glazed window to the side aspect.

### Garden

The garden is laid out over two tiers, the first level includes an area laid to lawn and there are two patio areas to the rear and

side of the property which allow space for seating and for a storage shed. A low retaining wall separates the two tiers with three steps ascending to the higher level; which has been mainly laid to lawn and includes mature trees, plants and shrubs. There is also a summer house which includes power, lighting, covered decked area, glazed French doors and glazed windows to the front, rear and side aspects. To the rear of the

garden are open fields offering countryside views.

### Outside

To the front of the property is a driveway which has been laid to gravel and allows off road parking for two vehicles. There's also a generously sized front garden which has been mainly laid to lawn and also includes flower beds containing plants and shrubs. A concrete footpath leads to the front door and to an

opening to the side of the property provides access to the rear garden.



### Additional Info

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

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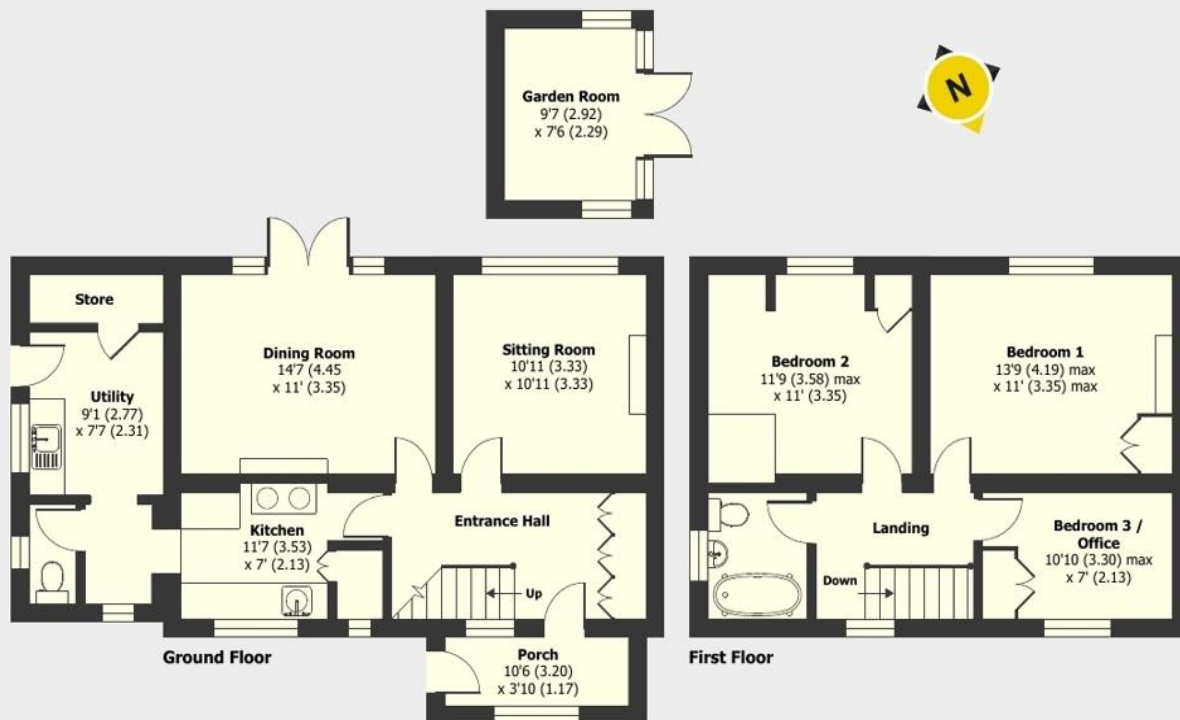
## Helmdon Road, Wappenham, Towcester, NN12

Approximate Area = 1216 sq ft / 112.9 sq m

Garden Room = 71 sq ft / 6.6 sq m

Total = 1287 sq ft / 119.5 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). © nlcheom 2025. Produced for Mustard. REF: 1393361



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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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