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At a glance

- Detached
- Four Double Bedrooms
- Two Ensuites
- Three Reception Rooms
- Gated Entrance
- Driveway and Double Garage
- EPC Rating C



Vine End

Paulerspury, Towcester,
Northamptonshire, NN12 7GB

Price
£685,000

IN DETAIL

An immaculately presented detached home with gated entrance and countryside views to the rear, situated in the highly sought after village location of Paulerspury. This property is offered with no upward chain and in brief comprises: kitchen/breakfast room, sitting room, dining room, study, four bedrooms, two ensuites, family bathroom and a cloakroom. This home also benefits from a generously sized rear garden, front garden, double garage and a driveway allowing off road parking for multiple vehicles.



Entrance

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

Kitchen/Breakfast Room

The kitchen includes both low level and high level units, worksurfaces with upstands, ceramic sink with mixer tap, and

integrated appliances such as a low-level double oven, hob with stainless steel splashback, extractor hood, fridge/freezer and dishwasher. A breakfast bar separates the kitchen from the dining area which has space for a dining table. Continuous tiling and spotlighting runs throughout. To the rear aspect is a glazed window and glazed French doors which lead to the garden. A door also leads from the kitchen through to the utility room.

Utility Room

The utility room includes low level units, stainless steel sink with mixer tap, worksurface with upstands and spaces for appliances such as a washing machine and tumble dryer. To the side aspect is a door providing external access.





Sitting Room

The sitting room includes carpeted flooring, feature open fireplace with a wooden mantelpiece containing an iron stove and two glazed windows to the side aspect. To the rear aspect are two full height glazed windows and glazed French doors which lead out to the garden.

Dining Room

The dining room has wood effect flooring and a glazed window to the front aspect.

Study

The study has carpeted flooring and a glazed window to the front aspect.

Cloakroom

The cloakroom includes a WC, handwash basin, tiling to splashback areas, chrome towel radiator and an obscured glazed window to the front aspect.

First Floor Landing

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



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Bedroom One

Bedroom one includes carpeted flooring, glazed window to the rear aspect, two built-in wardrobes and a door leading into the ensuite.

Ensuite

The ensuite includes a WC, handwash basin, double shower cubicle, Karndean flooring, spotlighting, tiling to splashback areas, chrome towel radiator, obscured window to the side aspect, extractor fan, storage cupboard and a shaver point.

Bedroom Two

Bedroom two includes carpeted flooring, fitted wardrobe, glazed window to the front aspect and a door leading into the ensuite.

Ensuite Two

The ensuite includes a WC, handwash basin, double shower cubicle, spotlighting, Karndean flooring, tiling to splashback areas, chrome towel radiator, obscured window to the side aspect and an extractor fan.

Bedroom Three

Bedroom three has carpeted flooring, built in wardrobe and a partially pitched ceiling with two dormer windows to the rear aspect.

Bedroom Four

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

Bathroom

The bathroom includes a WC, handwash basin, panelled bath, shower cubicle, spotlighting, tiling

to splashback areas, Karndean flooring, shaver point, chrome towel radiator and an obscured glazed window to the side aspect.

Garden

The garden is fully enclosed by timber fencing and has been mainly laid to lawn. It also includes a patio area for seating, slabbed footpath and some mature shrubs to the border. To the side of the property is a gate which allows access to the front.

Outside

To the front of the property is a block-paved driveway which allows off road parking and is accessed via a wooden gate. There are hedgerows to the borders and a slabbed footpath leads through a lawned garden to the front door. There's also access to the double garage which has two up-and-over doors.

**Additional Info**

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

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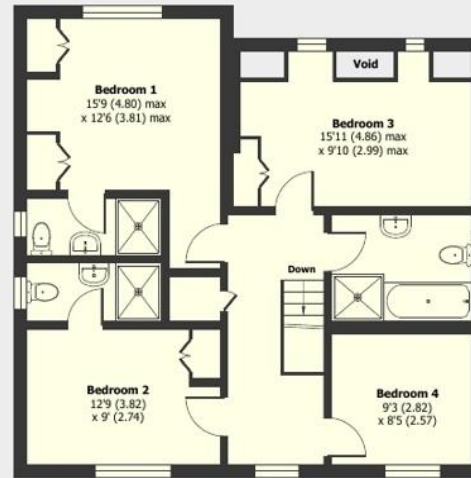
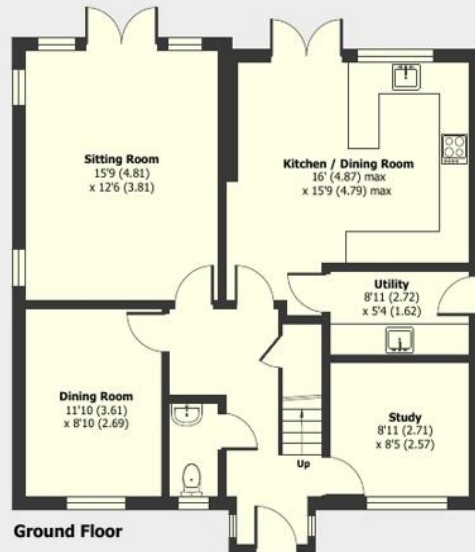
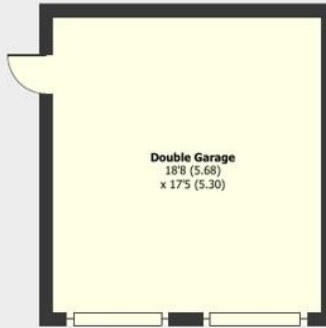
Vine End, Paulerspury, Towcester, NN12

Approximate Area = 1558 sq ft / 144.7 sq m (exclude garage / void)

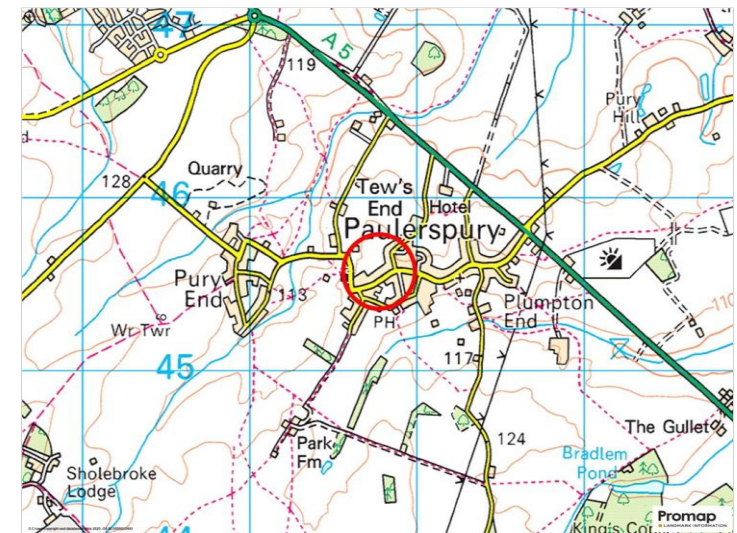
Garage = 324 sq ft / 30 sq m

Total = 1882 sq ft / 174.8 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). © nichecom 2025. Produced for Mustard. REF: 1300593



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01327 350098 191 Watling Street West, Towcester, Northamptonshire NN12 6BX

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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