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### At a glance

- Detached
- Bungalow
- Two Bedrooms
- Desired Village Location
- Front and Rear Gardens
- Driveway
- EPC Rating E



### High Street

Whittlebury, Towcester,  
Northamptonshire, NN12 8XH

**£325,000**

## IN DETAIL

An immaculately presented detached bungalow situated in the highly sought-after village of Whittlebury. In brief this home comprises: entrance hall, kitchen/dining room, sitting room, conservatory, two bedrooms, shower room and cloakroom. This home also benefits from front and rear gardens and a driveway allowing off-road parking.



### Entrance

Enter via the front door into the entrance hall which has carpeted flooring, doors leading to ground floor accommodation and stairs ringing to the first floor landing.

### Kitchen/Dining Room

The kitchen has both low level and high level units, tiling to splashback areas, stainless steel sink with mixer tap, floor tiling, space for a dining table, access to a storage/larder cupboard and integrated appliances such as a low level oven, hob, extractor

hood and dishwasher. There're also spaces for further appliances such as a washing machine and fridge/freezer. There's a glazed window to the side aspect and to the rear aspect are two further glazed windows and a glazed door which leads through to the conservatory.

### Conservatory

The conservatory has a pitched ceiling, tiled flooring and glazed windows to the rear and side aspects. To the rear aspect are

also glazed French doors which lead out to the garden.

### Sitting Room

The sitting room includes carpeted flooring, feature fireplace and a bay to the front aspect containing glazed windows.

### Bedroom One

Bedroom one includes carpeted flooring, fitted wardrobe and a bay to the front aspect containing glazed windows.





### Shower Room

The shower room includes a WC, handwash basin, towel radiator, shower cubicle, wall tiling, extractor fan and an obscured glazed window to the side aspect.

### First Floor Landing

Stairs rise from the entrance hall to the first floor landing which has carpeted flooring, vaulted ceiling, Velux window to the side aspect, built in storage and doors leading to bedroom two and to a cloakroom.

### Bedroom Two

Bedroom two includes carpeted flooring, access to eaves storage, spotlighting, vaulted ceiling and a Velux window to the side aspect.

### Cloakroom

The cloakroom includes a WC, handwash basin, pitched ceiling, wall tiling and access to eaves storage.

### Garden

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

includes spaces for sheds, concrete footpath, concrete areas for seating and flower beds to the borders containing plants and shrubs.

### Outside

To the front of the property is a garden which has been laid to lawn and includes plants, shrubs and trees. A gravel driveway allowing off road parking leads to the front of the property, where the front door can be accessed via a picket gate and there's access to the garden via a wooden gate.



### Additional Info

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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 47 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

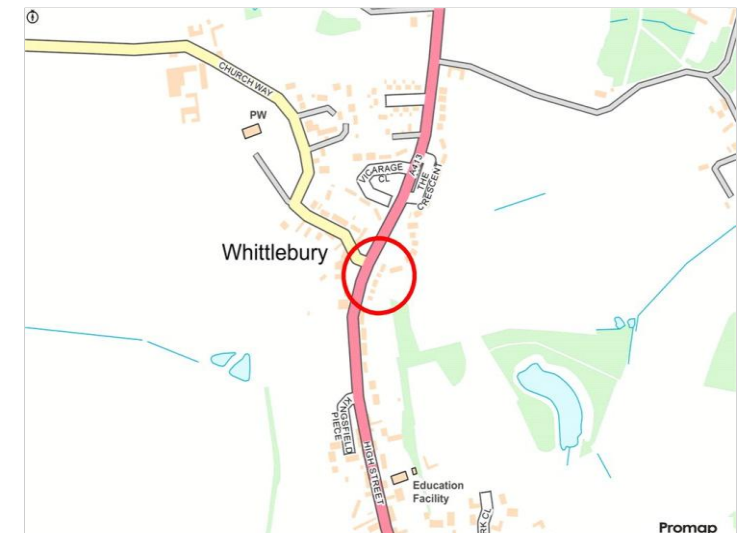
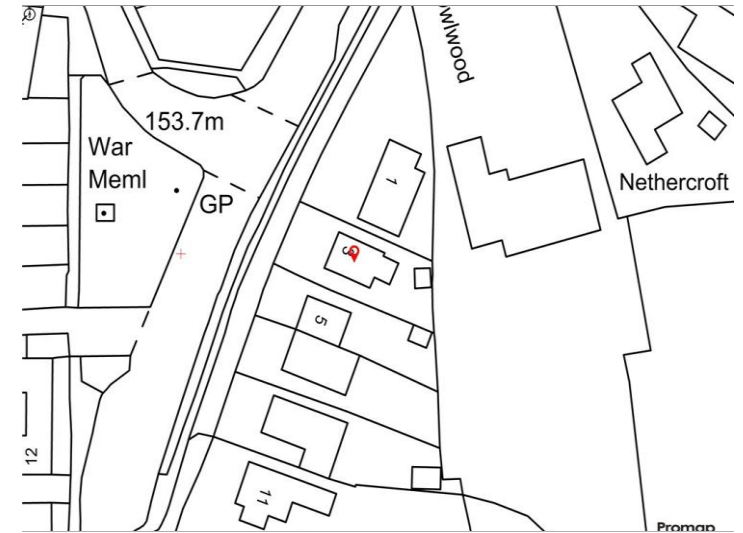
## High Street, Whittlebury, Towcester, NN12

Approximate Area = 960 sq ft / 89.1 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). © nlhcom 2025. Produced for Mustard. REF: 1314847



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

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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