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At a glance

- Detached
- Three Bedrooms
- Ensuite
- Remaining NHBC Warranty
- Landscaped Garden
- Garage and Driveway
- EPC Rating B



Fontwell Drive

Towcester, Northamptonshire, NN12 6UF

Price
£410,000

IN DETAIL

An immaculately presented three bedroom detached home situated in the highly desired Racecourse development within the Roman market town of Towcester. This "Radstone" style property was built by Persimmon in 2019 and in brief comprises: entrance hall, kitchen/dining room, sitting room, three bedrooms, ensuite, bathroom and cloakroom. This property also benefits from 4 years remaining NHBC warranty, a landscaped rear garden, garage and a 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.

Kitchen

The kitchen includes both high level and low level units, quartz worksurfaces with upstands, inset one and a half bowl stainless steel sink with spray mixer tap and integrated appliances such as a low-level oven, hob, extractor hood,

fridge/freezer and dishwasher.

The kitchen shares an open plan space with the dining area with wood effect flooring throughout and space for a dining table. A door leads to the utility room and there are windows to the front, side and rear aspects.

Utility Room

The utility room has base level units, quartz worksurface with upstands, continued wood effect flooring and the boiler housed in a cupboard. Doors lead to the kitchen and cloakroom and a



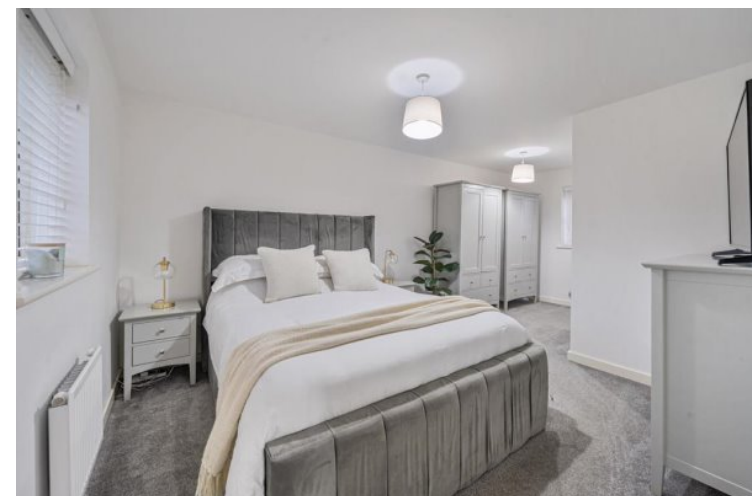
partially glazed door to the rear aspect leads out to the garden.

Cloakroom

The cloakroom includes a WC, handwash basin, continued wood effect flooring and a towel radiator.

Sitting Room

The sitting room includes carpeted flooring, window to the front aspect and glazed French doors to the rear aspect that lead out to the garden.





First Floor Landing

Stairs rise from the entrance hall to the first floor landing where doors lead to all first floor accommodation, there's a window to the rear aspect and access to the loft via a hatch.

Bedroom One

Bedroom one includes carpeted flooring, space for a dressing area, glazed windows to the front and rear aspects and a door leading to the ensuite.

Bedroom Two

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

Bedroom Three

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

Bathroom

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

Garden

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

with a large patio area for seating and a slabbed footpath which leads to the wooden access gate and to the personnel door unto the garage.

Outside

To the front of the property is an area laid to gravel with some shrubs and a slabbed footpath leading to the front door. To the side of the property is a tarmac driveway allowing off road tandem parking for two vehicles and leading to the single garage, which has an up-and-over door, power, lighting and personnel door into the garden.



Additional Info

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

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

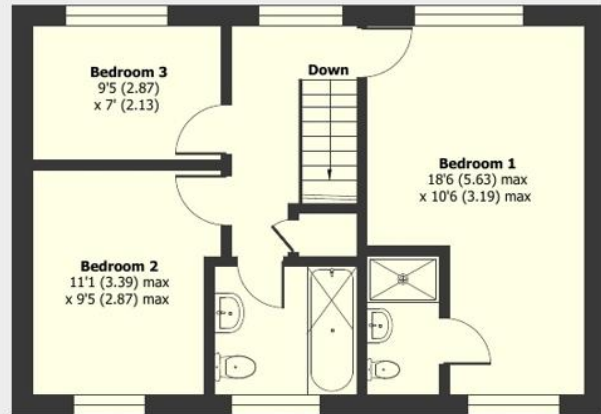
Fontwell Drive, Towcester, Northamptonshire, NN12

Approximate Area = 994 sq ft / 92.3 sq m

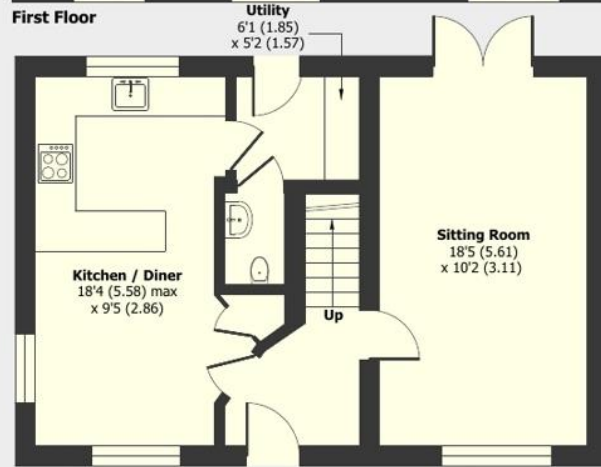
Garage = 203 sq ft / 18.8 sq m

Total = 1197 sq ft / 111.1 sq m

For identification only - Not to scale



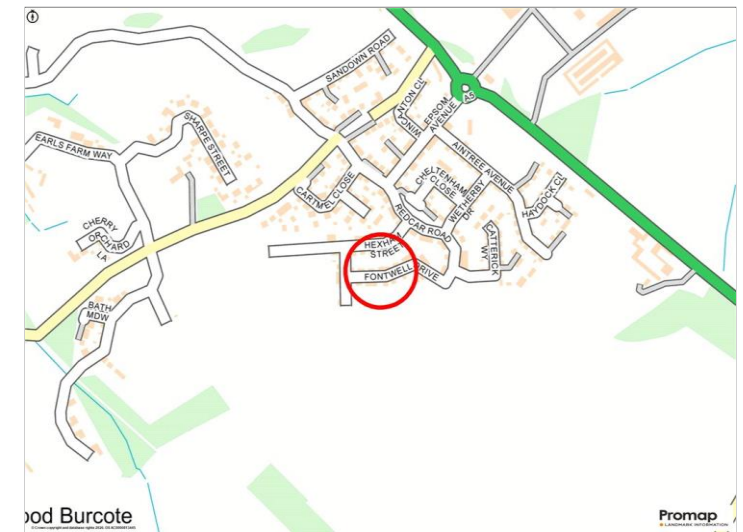
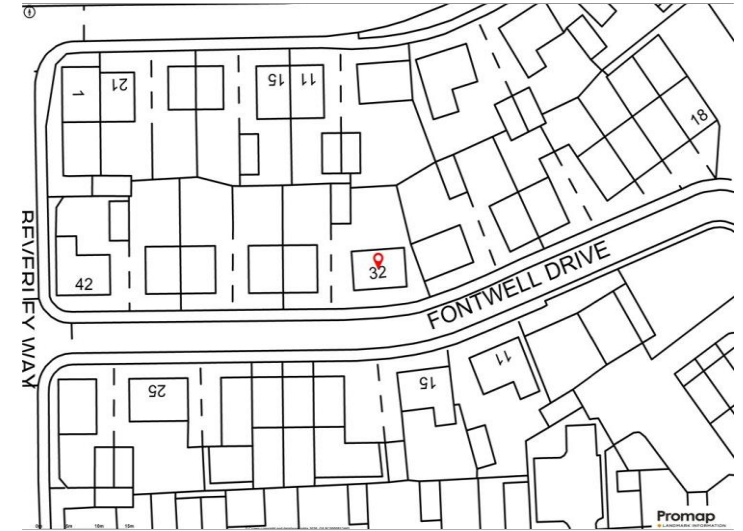
First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2026. Produced for Mustard. REF: 1402510



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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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