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At a glance

- Four Bedrooms
- Ensuite
- Remaining NHBC Warranty
- South West Facing Garden
- Off-Road Parking
- EPC Rating B



Epsom Avenue

Towcester, Northamptonshire, NN12 6NQ

Price
£375,000

IN DETAIL

An immaculately presented home situated on the highly desired Racecourse development in the Roman market town of Towcester. Offered with no upward chain, in brief this home comprises: entrance hall, kitchen/dining room, sitting room, four bedrooms, bathroom, ensuite and cloakroom. This property also boasts two years remaining NHBC warranty, off-road parking and a landscaped South-West facing garden.



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/Dining Room

The kitchen includes both low level and high level units, continued wood effect flooring, inset sink with mixer tap, quartz worksurfaces with upstands, spotlighting, glazed window to the front aspect, space for a dining table and integrated appliances such as a low-level oven, hob with quartz splashback, extractor hood, dishwasher,

washing machine and fridge/freezer.

Sitting Room

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

Cloakroom

The cloakroom includes a WC, handwash basin, half height wall tiling, continued wood effect flooring and an extractor fan.

First Floor Landing

Stairs rise from the entrance hall to the first floor landing which has

carpeted flooring, doors leading to all first floor accommodation and stairs rising to the second floor landing.

Bedroom Two

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

Bedroom Three

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

Bedroom Four

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





Bathroom

The bathroom includes a WC, handwash basin, panelled bath with shower attachment, glass shower screen, half height wall tiling, extractor fan and an obscured window to the front aspect.

Second Floor Landing

Stairs rise from the first floor landing to the second floor where a door leads into the master bedroom.

Bedroom One

Bedroom one includes carpeted flooring, bay to the front aspect with a dormer window, Velux

window to the rear aspect and a door leading to the ensuite.

Ensuite

The ensuite includes a WC, handwash basin, shower cubicle, wall tiling, extractor fan and a Velux window to the rear aspect.

Garden

The South Westerly facing garden is fully enclosed by timber fencing and brick wall and has been landscaped over two levels. The first level has been laid to patio to allow space for seating and has slate chippings to one border. A step ascends to the second level which is separated by a large

wooden planter; this area is mainly laid to lawn and also includes slate chippings to one border and a wooden shed. A slabbed footpath leads to the back of the garden where it meets with a wooden gate providing access to the parking area.

Outside

To the front of the property is a garden which is enclosed by a brick wall and iron railings. A slabbed footpath with ascending steps leads to the front door. The property also benefits from two allocated parking spaces which can be accessed via a footpath to the rear of the garden.



Additional Info

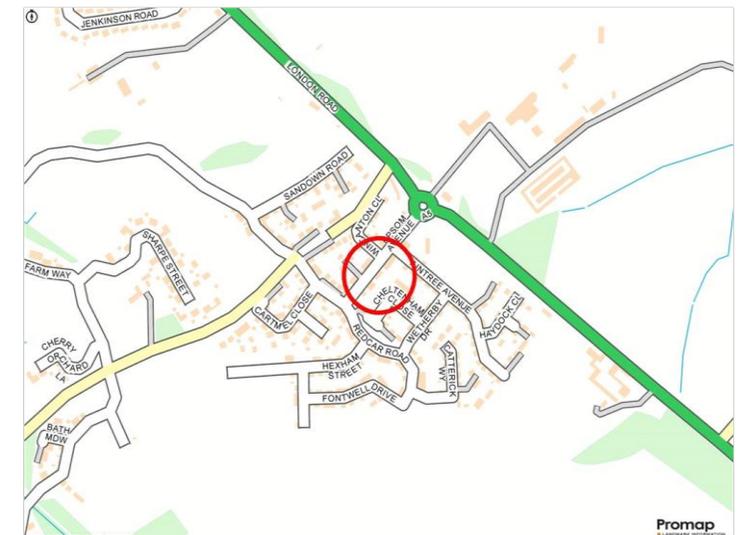
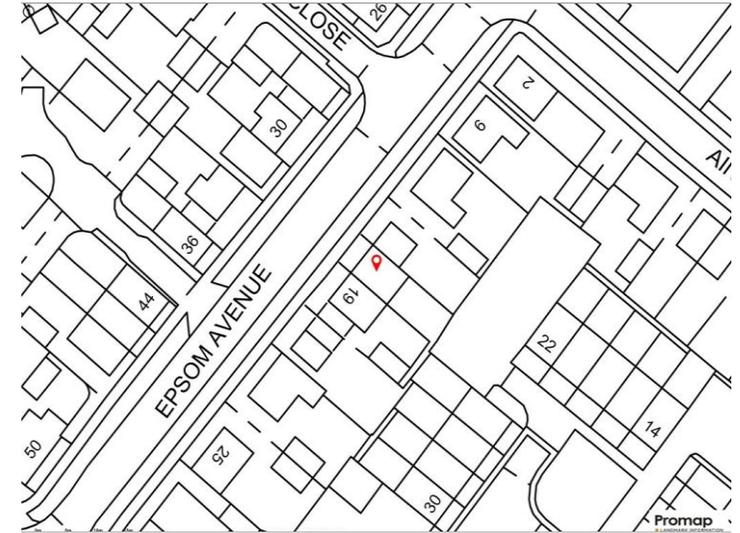
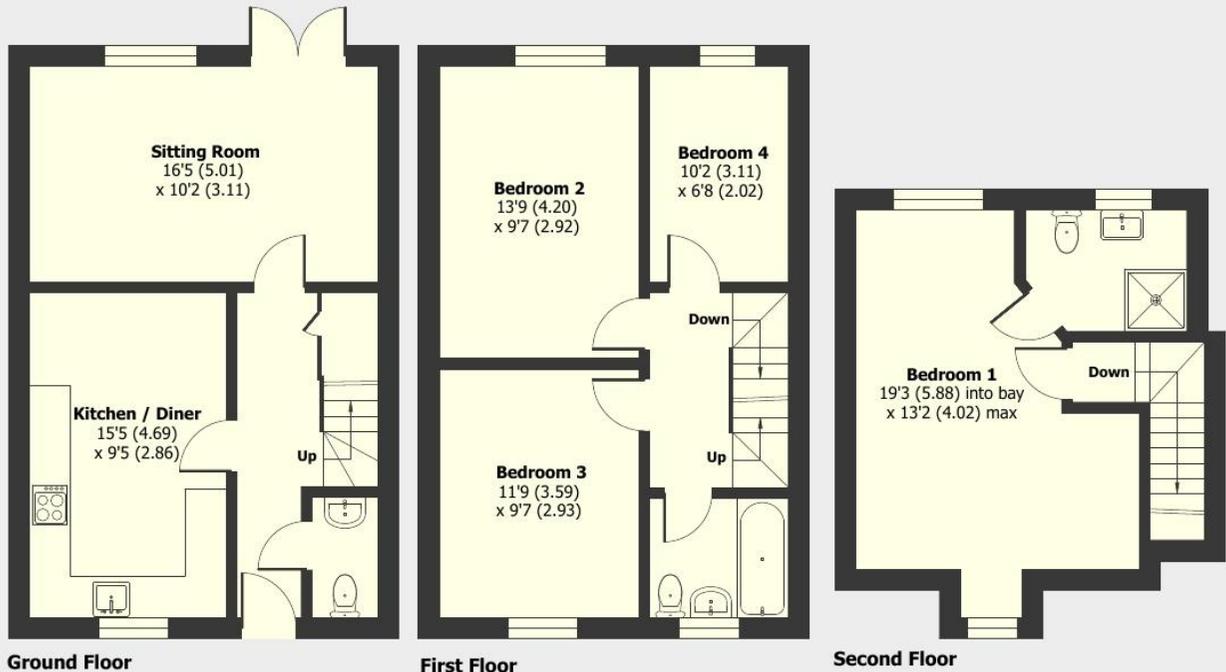
Mains Water, Gas, Electricity
 Local Authority:
 West Northamptonshire
 Council
 Council tax band D

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Epsom Avenue, Towcester, Northamptonshire, NN12

Approximate Area = 1147 sq ft / 106.5 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). © nktchecom 2026. Produced for Mustard. REF: 1404143

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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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