



mustard
your hotspot for homes

At a glance

- Renovated
- Three Bedrooms
- Enclosed Garden
- Village Location
- Garage
- EPC Rating D



Simons Walk

Pattishall, Towcester, Northamptonshire,
NN12 8NX

Price
£260,000

IN DETAIL

A well presented, recently renovated, charming three bedroom property situated in the highly popular village of Pattishall. In brief this home comprises: entrance hall, sitting room, kitchen/dining room, three bedrooms and a bathroom. This property also benefits from an enclosed garden and garage.



Entrance hall

Enter via the front door into the entrance hall which includes carpeted flooring, stairs rising to the first floor landing, and a door leading through to the sitting room.

Sitting room

The sitting room includes LVT flooring, access to an under stairs storage cupboard, and a sliding door through to the kitchen/dining room. To the front aspect is a bay which contains glazed windows.

Kitchen dining room

The kitchen includes both low level and high level units, quartz worksurfaces, inset sink and a mixer tap, LVT wood effect flooring, space for a washing machine and integrated appliances such as a low-level oven, hob and extractor over. To the rear aspect are French doors which leads out to the garden.

First Floor Landing

Stairs rise from the entrance hall to the first floor landing which includes carpeted flooring, access to the loft via a hatch and doors leading to all first floor accommodation.

Bedroom one

Bedroom one includes carpeted flooring, built in wardrobe and a glazed window to the front aspect.





Bedroom two

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

Bedroom Three

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

Bathroom

The bathroom includes a WC, hand wash basin, a rolled topped bath with shower over, wall tiling, tiled flooring and an obscured glazed window to the rear aspect.

Garden

The garden is fully enclosed by brick wall and timber fencing and has been laid out into two sections, separated by a decked area and artificial grass. A paved footpath leading to the rear of the garage. There's also access to a personnel door which leads into the garage.

Outside

A concrete footpath leads to the front door; which has an external light to one side. To the rear of the property is a garage which has a personnel door providing access into the garden.



Additional Info

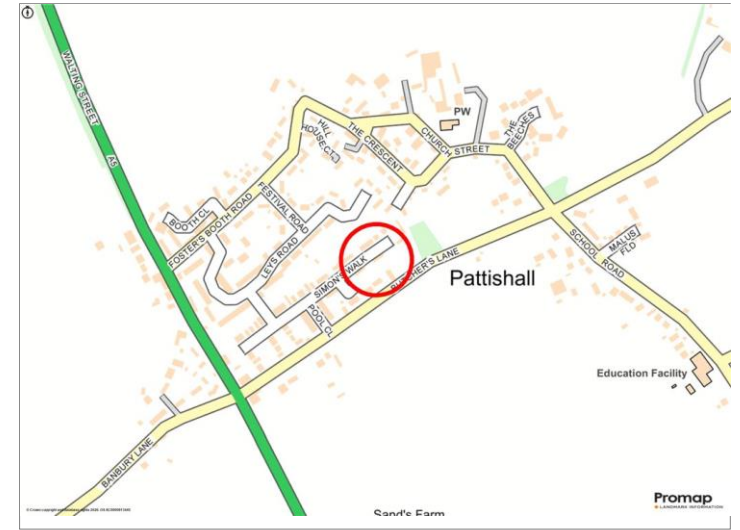
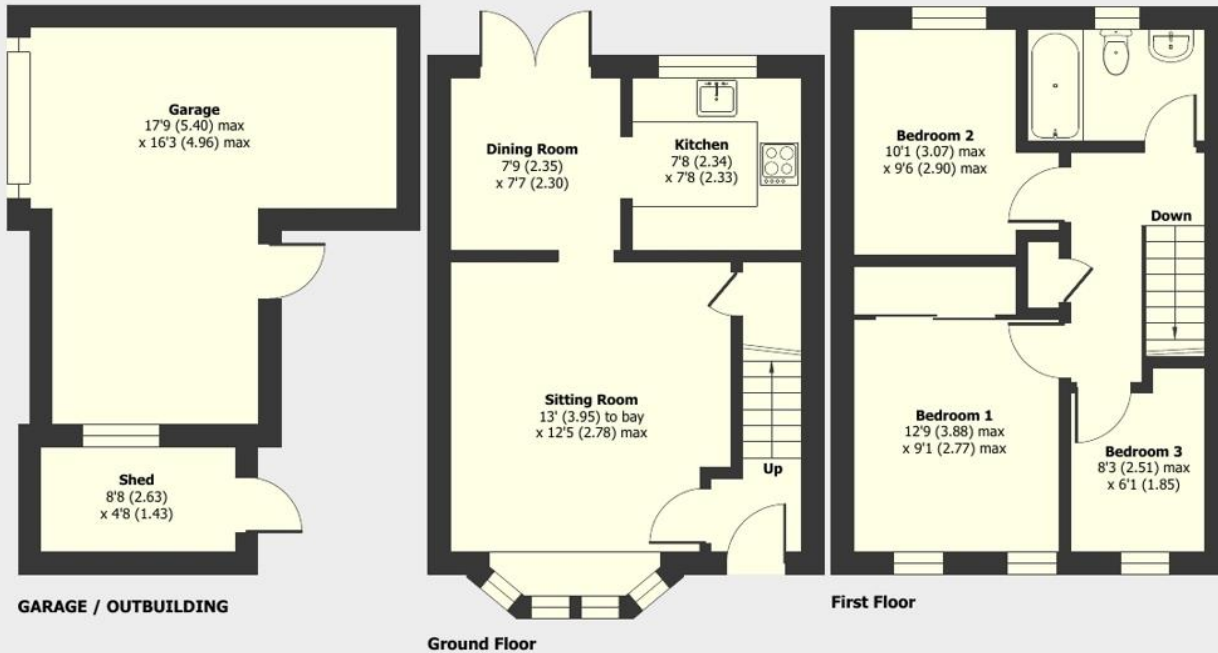
Mains Water, Electricity
Local Authority:
West Northamptonshire
Council
Council tax band B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Simons Walk, Pattishall, Towcester, NN12

Approximate Area = 704 sq ft / 65.4 sq m
 Garage = 220 sq ft / 20.4 sq m
 Outbuilding = 40 sq ft / 3.7 sq m
 Total = 964 sq ft / 89.5 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). © nlichecom 2026. Produced for Mustard. REF: 1452620

mustard

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.

@hotspotforhomes

@MustardHomes

mustardhomes.co.uk