



At a glance

- Semi-Detached Cottage
- Two Bedrooms
- Character Features Throughout
- Village Location
- Front and Rear Gardens
- Driveway
- EPC Rating F

Full property description

An immaculately presented cottage situated in the highly sought-after village of Pattishall. Boasting character features throughout, this charming home briefly comprises: entrance hall, sitting room, dining room, kitchen, two bedrooms, shower room and a cloakroom.

Ideally positioned within walking distance of the local primary school and within easy reach of the local market town of Towcester, this property also benefits from low-maintenance front and rear gardens, together with a driveway providing off-road parking.





Additional Information

Services: Mains water, electricity

Local Authority: West Northamptonshire Council

Council Tax Band: C

Energy Efficiency: F

Entrance

Enter via the front door into the entrance hall which includes wood effect flooring, a window to the front aspect, stairs rising to the first floor landing and doors leading to the ground floor accommodation and to a storage cupboard. To the rear aspect is a partially glazed door which leads out to the garden.

Sitting Room

The sitting room includes a carpeted flooring, a feature fireplace containing a wood burning stove, two glazed windows to the front aspect with fitted shutters and a built-in storage unit and shelving.

Dining room

The dining room includes continued wood effect flooring, a feature fireplace containing a wood burning stove and windows to the rear and both side aspects with fitted shutters. An opening leads through to the kitchen.

Kitchen

The kitchen includes both high level and low level units, vaulted ceilings with feature exposed beams, continued wood effect flooring, upstands to the splashback areas, one and a half bowl ceramic sink with mixer tap, mobile central island, windows to the rear and both side aspects with fitted shutters, and integrated appliances such as a low-level oven, hob and extractor fan. There are also spaces for further appliances such as a fridge/freezer, washing machine and slim-line dishwasher.





Cloakroom

The cloakroom includes a WC, handwash basin with vanity unit, tiling to the splashback, chrome towel radiator and an obscured window to the rear aspect.

First Floor Landing

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

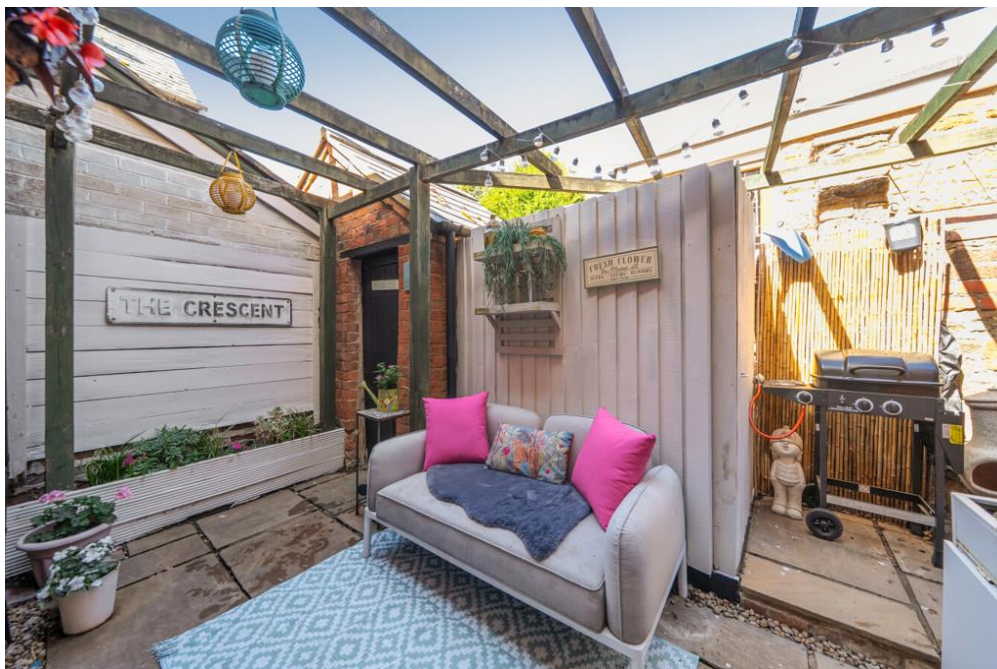
Bedroom One

Bedroom one has vaulted ceilings with exposed character beams, carpeted flooring and two windows to the front aspect with fitted shutters. There's also a fitted bedroom set including: wardrobes, bedside cabinets and a vanity desk with drawers.

Bedroom Two

Bedroom one has vaulted ceilings with exposed character beams, carpeted flooring, and windows to the rear and aspects with fitted shutters.





Shower Room

The shower room includes a WC, handwash basin with vanity unit, shower cubicle, fitted storage cabinet, chrome towel radiator and an obscured window to the front aspect.

Garden

The low-maintenance garden is fully enclosed by brick wall and timber fencing. It has been laid to patio with gravel to the borders and also includes a wooden pergola and raised wooden flower beds. There's access to the brick built outbuilding which provides a space for storage, and a footpath leads along the rear of the property where it meets with a wooden gate allowing access out to the driveway.

Outside

To the front of the property is garden which is enclosed by a low brick wall and accessed by a wooden picket gate. The garden has been mainly laid to block paving and also includes some mature shrubs. To the side of the property is a block paved driveway allowing off road parking



The Crescent, Pattishall, Towcester, NN12

Approximate Area = 964 sq ft / 89.5 sq m

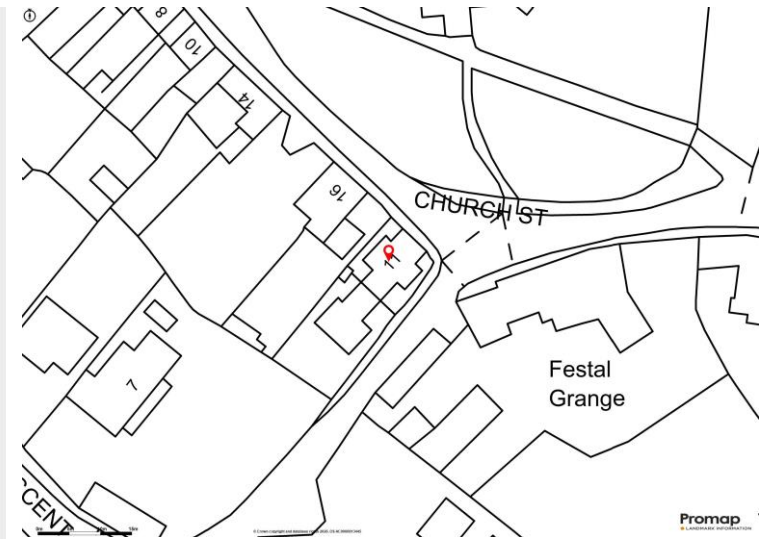
Outbuilding = 13 sq ft / 1.2 sq m

Total = 977 sq ft / 90.7 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). © nitchcom 2026. Produced for Mustard. REF: 1501649



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