



At a glance

- **Three Bedrooms**
- **Village Location**
- **Two Reception Rooms**
- **Front and Rear Gardens**
- **Driveway and Garage**
- **EPC Rating D**

Full property description

A well presented family home situated on a corner plot in the highly desired village of Greens Norton. In brief, this home comprises: entrance hall, kitchen, sitting room, conservatory, three bedrooms and a shower room. In addition, this home also boasts front and rear gardens, a garage and a driveway allowing off-road parking for multiple vehicles.





Additional Information

Services: Mains water, electricity, gas

Local Authority: West Northamptonshire Council

Council Tax Band: C

Energy Efficiency: D

Entrance

Enter via the front door into the entrance hall which has a window to the side aspect, carpeted flooring, stairs leading to the first floor landing and a door leading to the sitting/dining room.

Sitting/Dining Room

The sitting/dining room has carpeted flooring, space for a dining table, a door leading to the kitchen and a box-bay to the front aspect containing windows to the front and both side aspects. To the rear aspect are two full-height windows and glazed French doors which lead into the conservatory.

Conservatory

The conservatory has a brick base and a pitched glazed ceiling. It also has tiled flooring, internal windows, and glazed windows to all aspects. To the side aspect are glazed French doors which lead out to the garden.

Kitchen

The kitchen includes both high level and low level units, one and a half bowl stainless steel sink with mixer tap, wall tiling, floor tiling, access to two storage cupboards, and spaces for appliances such as a cooker, fridge/freezer and washing machine. To the rear aspect is a window and to the side aspect is a partially glazed door providing external access.

First Floor Landing

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





Bedroom One

Bedroom one includes carpeted flooring and a window to the front aspect. There are also fitted wardrobes and storage units.

Bedroom Two

Bedroom two has carpeted flooring, fitted wardrobes and a window to the rear aspect.

Bedroom Three

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

Shower Room

The shower room includes a WC, handwash basin, double shower cubicle, full height wall tiling and an obscured glazed window to the rear aspect.

Garden

The garden is fully enclosed by timber fencing and has been mainly laid to lawn. It also includes areas laid to patio for seating, and mature trees, plants and shrubs to the borders.





Outside

To the front of the property is a block paved driveway which allows off road parking for multiple vehicles and meets with the single garage; which has an up-and-over door, power, lighting, window to the side aspect and a personnel door leading into the garden. There's also a garden which has been mainly laid to lawn, access to the garden via a wooden gate at the side of the property and flower beds containing plants and shrubs.

Sale Ready

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process. The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion.

Legal Pack Includes

Evidence of title.

Standard searches (regulated local authority, water, drainage and environmental).

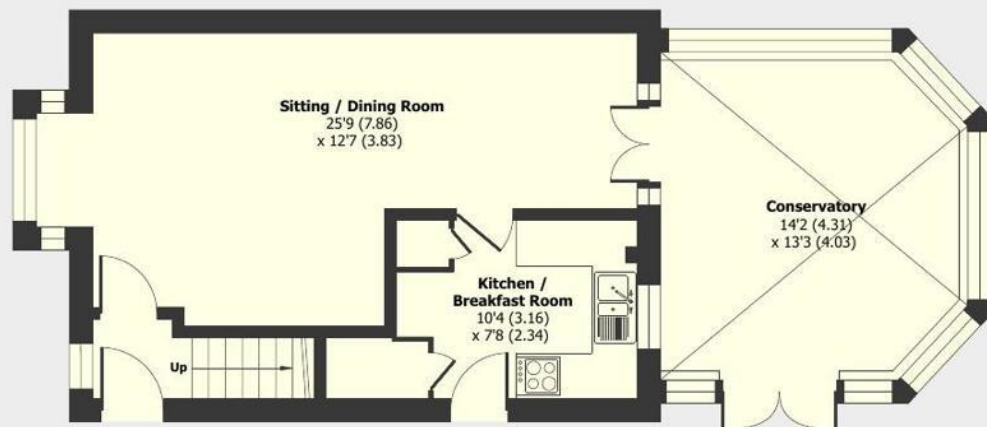
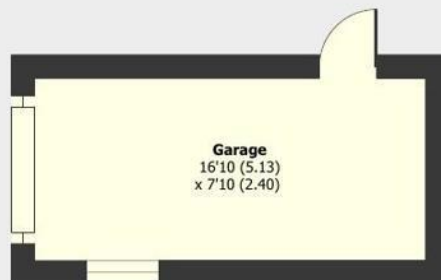
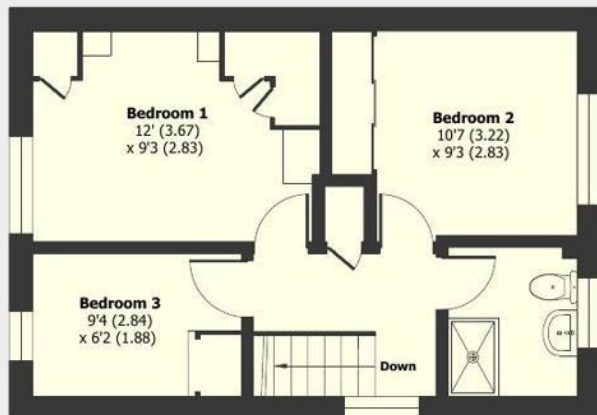
Protocol forms and answers to standard conveyancing enquiries.



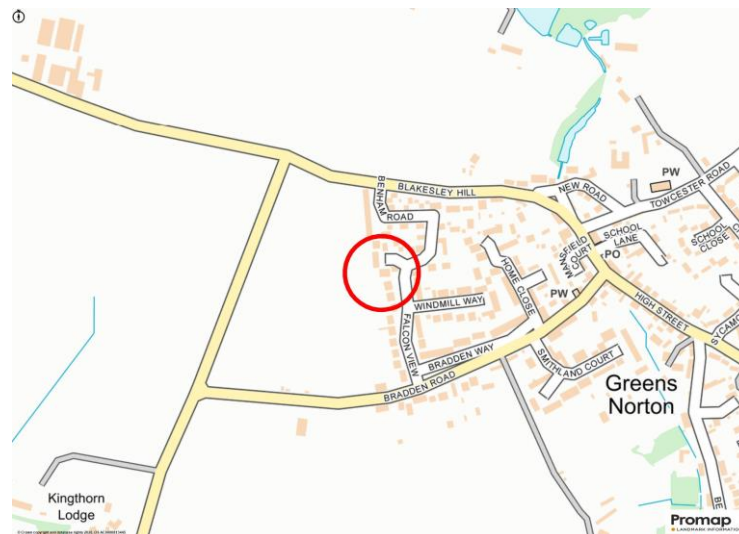
Falcon View, Greens Norton, Towcester, NN12

Approximate Area = 941 sq ft / 87.4 sq m
 Outbuilding = 133 sq ft / 12.3 sq m
 Total = 1074 sq ft / 99.7 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). © nitchecom 2026. Produced for Mustard. REF: 1513958



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Mustard has not tested 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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