



At a glance

- Detached
- Three Double bedrooms
- Howdens kitchen
- Utility Room
- Landscaped Garden
- No upper chain
- EPC Rating B

Full property description

A well presented 1192sq ft. property in the highly sought after Roman market town of Towcester. In brief this property comprises: entrance hall, kitchen/sitting/dining room, utility room, cloakroom, three bedrooms, bathroom and ensuite. This home also benefits from a landscaped garden, off road parking, engineered oak flooring, and excellent school catchment.





Additional Information

Services: Mains water, electricity, gas

Local Authority: West Northants Council

Council Tax Band: D

Energy Efficiency: B

Entrance

Enter via the front door into the entrance hall, which has oak engineered flooring, stairs rising to the first floor landing, and doors leading to all ground floor accommodation and to an under stairs storage cupboard.

Kitchen/Dining/Sitting Room

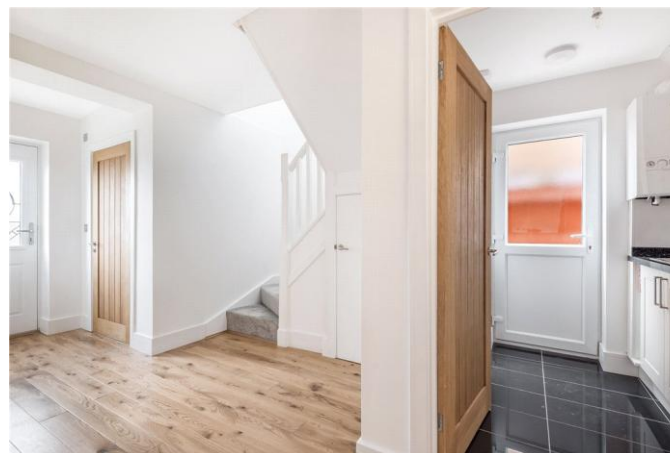
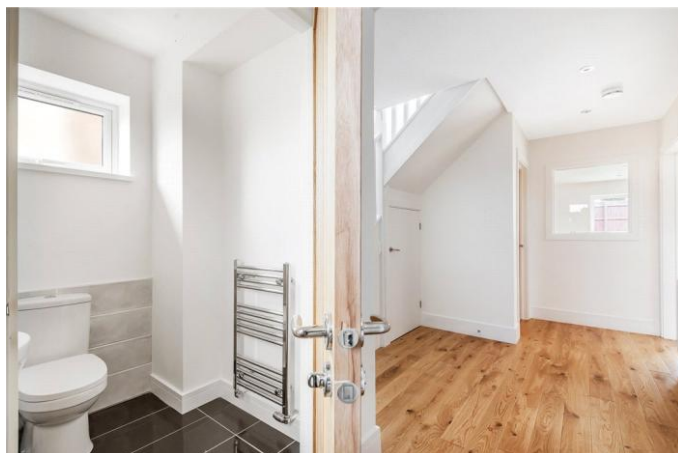
The Howdens kitchen includes both low level and high level units, ceramic tiled flooring, upstands to the worksurfaces, one and a half bowl stainless steel sink with mixer tap, double glazed window to the front aspect, spotlighting, and integrated appliances such as an oven, hob, extractor hood, fridge/freezer and dishwasher. A breakfast bar separated the kitchen from the dining/sitting room area, which has oak engineered flooring, continued spotlighting, TV point, and bi-fold double glazed doors which lead out to the garden.

Utility Room

The utility room is accessed via the entrance hall and includes ceramic tiled flooring, a stainless steel sink with mixer tap, space for appliances such as a washing machine, and a door to the side aspect which leads out to the garden.

Cloakroom

The cloakroom includes a WC, handwash basin, ceramic tiled flooring, ceramic tiling to splashback areas, and an obscured double glazed window to the side aspect.





First Floor Landing

Stairs rise from the entrance hall to the first floor landing which is a gallery-style space; including provision for a study area with sockets and a telephone point, carpeted flooring, double glazed window to the front aspect and doors leading to all first floor accommodation.

Bedroom One

The master bedroom includes carpeted flooring, a double glazed window to the rear aspect, and a door leading to the ensuite.

Ensuite

The ensuite includes a WC, handwash basin, shower cubicle, ceramic tiled flooring, ceramic tiled wall tiling and an obscured double glazed window to the side aspect.

Bedroom Two

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





Bedroom Three

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

Bathroom

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

Garden

The garden has been landscaped and is fully enclosed by timber fencing. It's set over three tiers, the first of which includes a patio area for seating and a block paved pathway runs along the side of the property allowing front access. Wooden sleepers provide a step to the second tier of the garden, which has been laid to lawn. Further wooden sleepers have also been laid to the rear of the garden, where the third tier of the garden contains flower beds which includes some plans and shrubs.

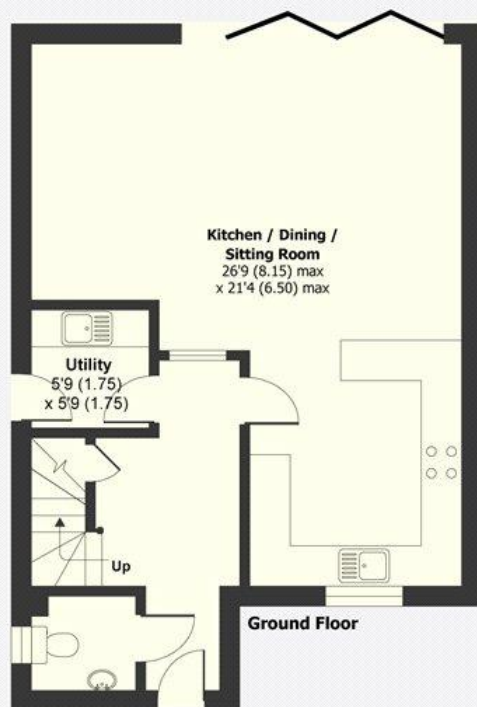
Outside

To the front of the property is a block paved driveway, which allows off road parking for two vehicles, and has lawned areas to either side.

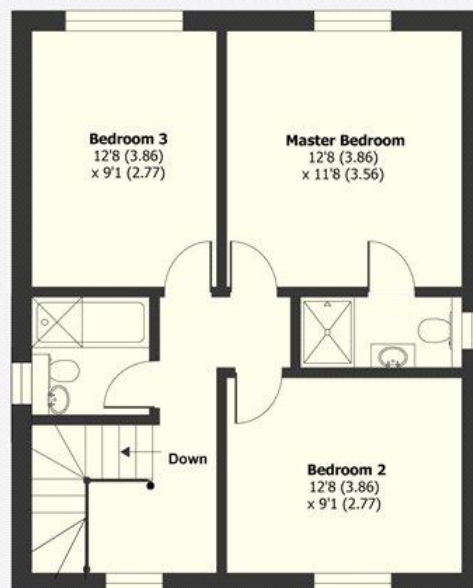


Sollys Way, Towcester, NN12

APPROX. GROSS INTERNAL FLOOR AREA 1192 SQ FT 110.7 SQ METRES



Ground Floor

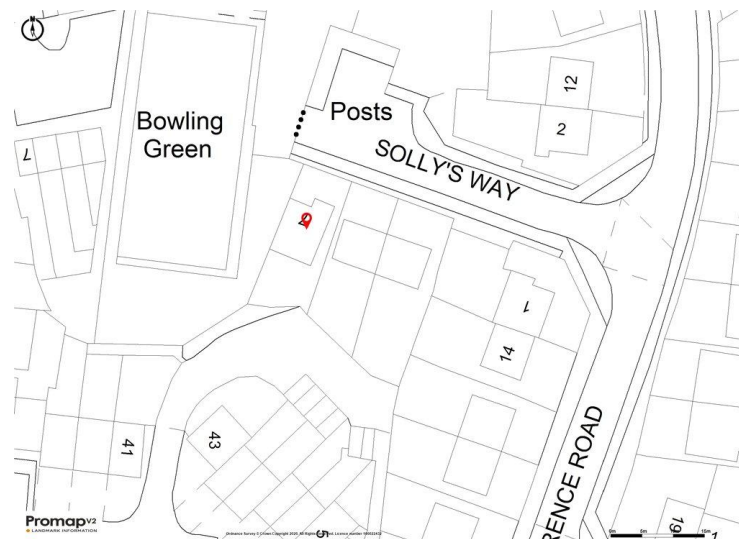


First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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