



15 Kipling Drive, Towcester, Northamptonshire, NN12 6QY

HOWKINS &
HARRISON

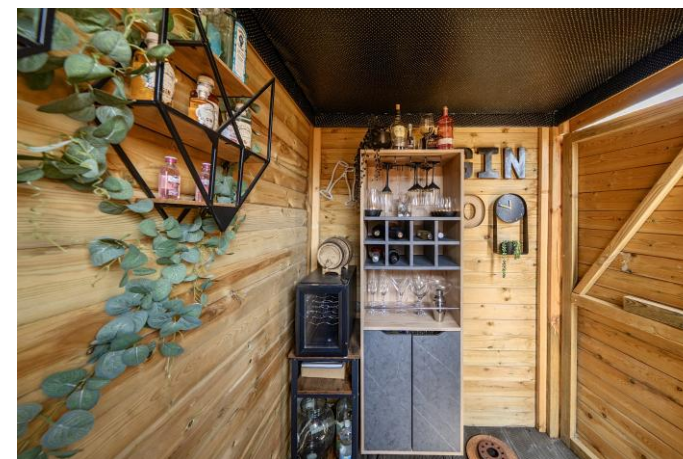
15 Kipling Drive
Towcester
Northamptonshire
NN12 6QY

Guide Price: £490,000

A substantial, detached, four bedroom family home, with three reception rooms, double garage and large car port. The accommodation more fully comprises cloakroom, sitting room, dining room, study, kitchen / breakfast room, four first floor bedrooms and family bathroom. There is driveway parking, double garage, large car port, south facing garden, garden store, covered seating area, outside bar. The property is well situated within easy walking distance of the town centre and schooling.

Features

- Detached family home
- Four bedrooms
- Sitting room & dining room
- Study & Cloakroom
- Kitchen / breakfast room
- Double garage & driveway
- Large car port
- South-facing rear garden
- Close to town centre
- Energy rating C



Location

Situated within walking distance of the thriving market town of Towcester's many amenities including shops, bars and restaurants, primary and secondary schools, doctor and dentist surgeries and a leisure centre.

There is good access to the main arterial roads including the M1 motorway at junction 15a, the M40, A5 and A43 with train stations at Milton Keynes and Northampton offering services to London Euston with journey times of around 35 minutes and 50 minutes respectively.

Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcestrians Sports Club, golf at Silverstone and Whittlebury Hall, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course the world famous motor racing at Silverstone.



Ground Floor

The entrance hall has a cloakroom off, and opens into the study and sitting room, which opens to the dining room, with a door through to the kitchen / breakfast room.

First Floor

There are four bedrooms and a family bathroom.





Outside

There is driveway parking leading to a large car port and double garage. The front garden is hard landscaped, gated side access leads to the South-facing rear garden which is laid to lawn, complete with covered outside entertaining area, bar, and garden store.

Agents Note

Additional information about the property, including details of utility providers, is available on request. Please contact the agent for further details.





Viewing Arrangements

Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel:01327-353575.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services

The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains services.

Tenure: Freehold

Local Authority

West Northamptonshire Council – Tel:0300-1267000.

Council Tax Band - E

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Howkins & Harrison

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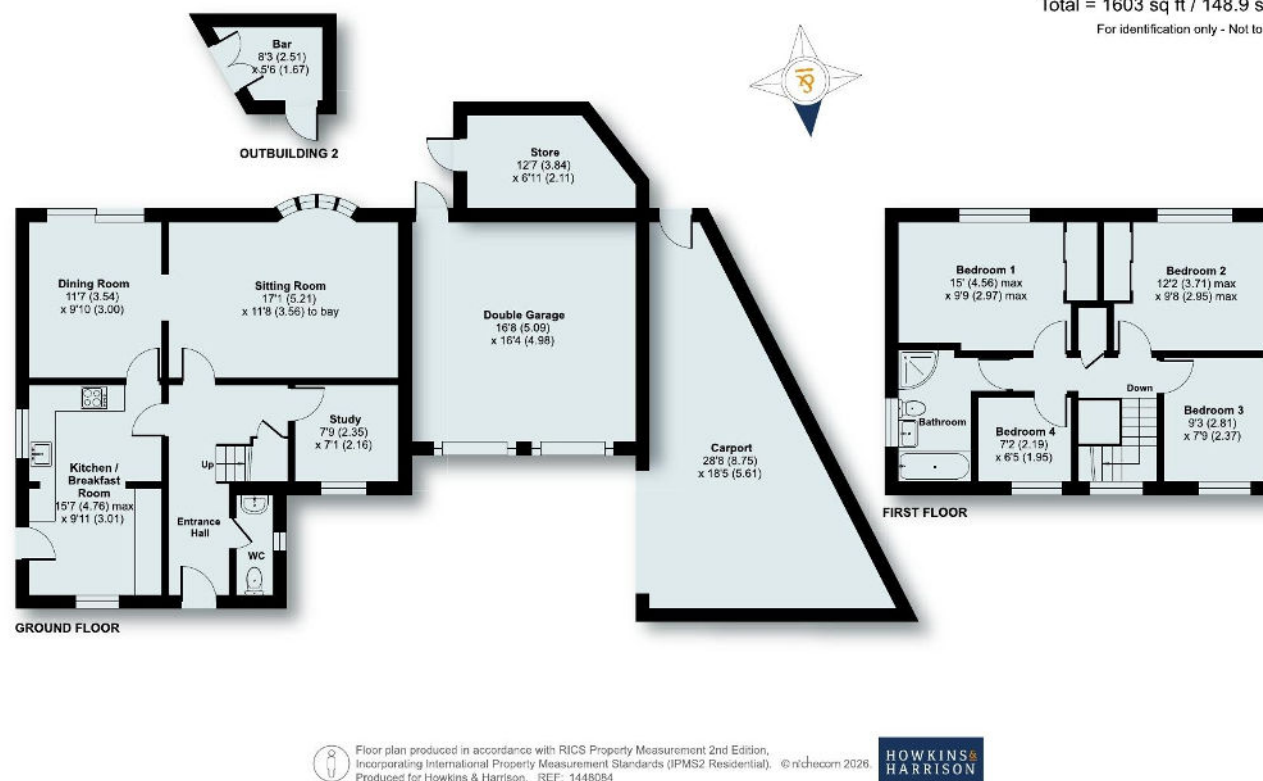
Approximate Area = 1217 sq ft / 113 sq m (excludes carport)

Garage = 273 sq ft / 25.3 sq m

Outbuildings = 113 sq ft / 10.4 sq m

Total = 1603 sq ft / 148.9 sq m

For identification only - Not to scale



Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.