

26 Showsley Road, Shutlanger, Northamptonshire, NN12 7RW

HOWKINS & HARRISON

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Guide Price: £275,000

Located within the sought-after village of Shutlanger with open countryside views at the front, this end terraced property offers a kitchen/dining room, sitting room, two spacious bedrooms and a family bathroom. Situated on a generous plot, the property benefits from a large rear garden and plentiful driveway parking.

Features

- No onward chain
- Village location
- Open countryside views
- Two generous bedrooms
- Family bathroom
- Kitchen/dining room
- Sitting room
- Large rear garden with outbuildings
- Ample driveway parking
- EPC rating: E







Location

The desirable village of Shutlanger is situated about nine miles south of Northampton with easy access to the A5 to Towcester and Milton Keynes and the A508 Northampton to Stony Stratford road, next to Stoke Bruerne. Road communications are good with junction 15 of the M1 some five miles to the north. There is a rail service from Northampton and Milton Keynes to London (Euston).

In the village there is a public house, with a primary school in the neighbouring village of Stoke Bruerne through which the Grand Union Canal runs and where there is the Waterways Museum and Canal Side public houses and restaurants. Educational facilities are well served in the area with secondary education available in the village of Roade which has a school bus.

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

Entrance hall with stairs rising to the first floor, sitting room with a doorway leading to the recently refitted kitchen, complete with a range of fitted units and a dining area.

First Floor

Two spacious bedrooms share a family bathroom.

Outside

The property enjoys open countryside views at the front and is approached via a driveway offering ample off-road parking. To the rear, the large garden offers great potential, currently with a patio seating area, pond and useful outbuildings.

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 warrantied in any way.

Services

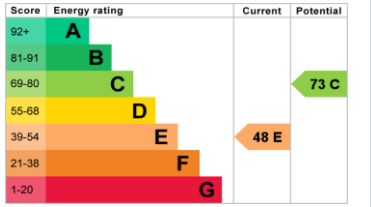
The following services are connected to this property: electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

Local Authority

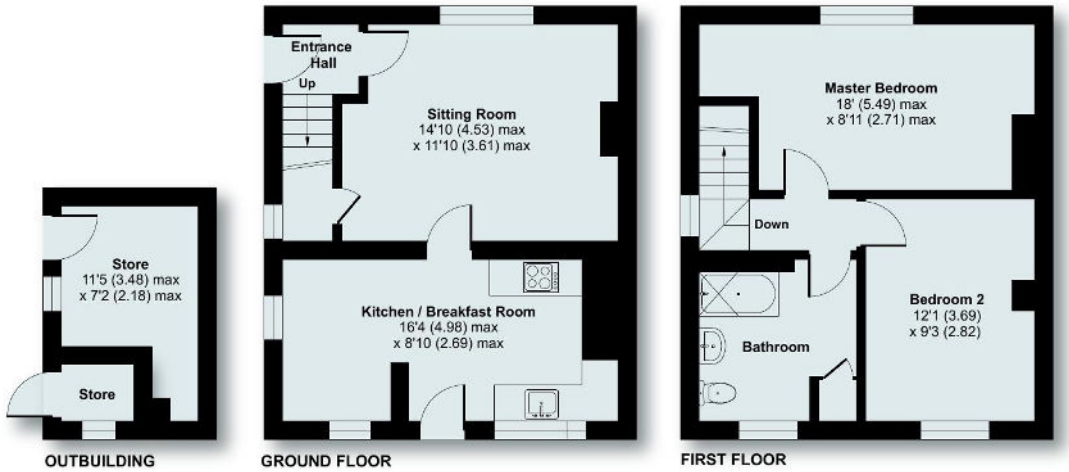
West Northamptonshire Council – Tel:0300- 1267000.

Council Tax Band – B



Showsley Road, Shutlanger, Towcester, NN12

Approximate Area = 796 sq ft / 73.9 sq m
Outbuildings = 80 sq ft / 7.4 sq m
Total = 876 sq ft / 81.3 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). ©nichecom 2026. Produced for Howkins & Harrison. REF: 1480539

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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.

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