



15 Blake Close, Towcester, Northamptonshire, NN12 6JN

HOWKINS &
HARRISON

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Towcester,
Northamptonshire,
NN12 6JN

Guide Price: £350,000

Constructed in 2016 by Lovell Homes, this beautifully presented semi-detached home is situated on the outskirts of Towcester, yet within walking distance of the many amenities on offer. The accommodation comprises a kitchen, sitting/dining room, cloakroom, en-suite master bedroom, two further bedrooms and a family bathroom. Outside, the property further benefits from an enclosed rear garden, garage and driveway parking.

Features

- Semi-detached property
- Sitting/dining room
- Well appointed kitchen
- Cloakroom
- Master bedroom en-suite
- Two further bedrooms
- Family bathroom
- Enclosed rear garden
- Garage & driveway parking
- EPC rating: B



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 Towcesters 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 a doorway leading to the well-appointed kitchen and separate spacious sitting/dining room, complete with patio doors leading to the rear garden.

First Floor

The master bedroom benefits from an en-suite shower room and fitted wardrobes. There are two further bedrooms, sharing a family bathroom.

Outside

The property is approached by a driveway offering off-road parking and access to the single garage. There is a footpath leading to the front door, with the remainder of the front garden mostly laid to lawn. To the rear, the garden is fully enclosed, mostly laid to lawn with a decked seating area and thoughtfully planted borders.

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

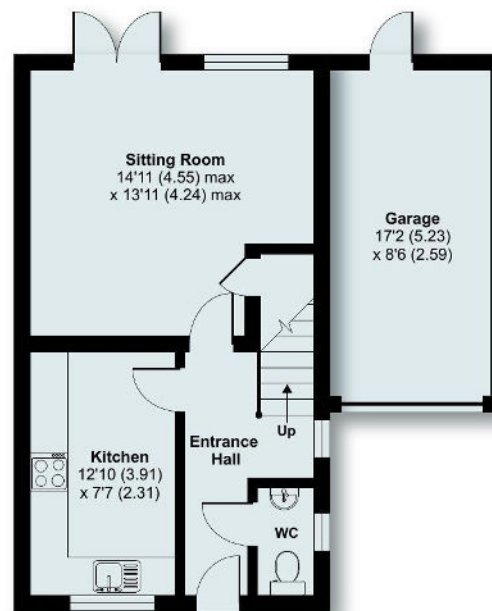
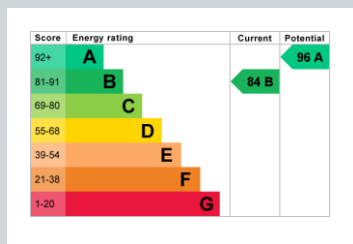
The following services are connected to this property: gas, electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability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

Tenure: Freehold

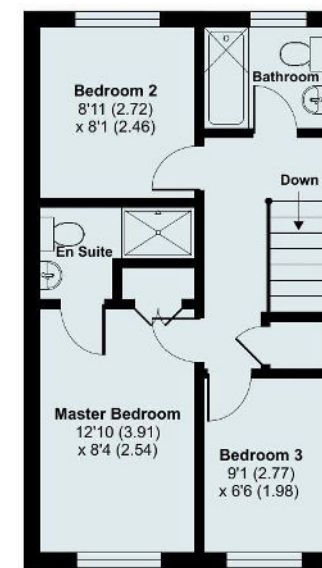
Local Authority

West Northamptonshire Council – Tel:0300- 1267000.

Council Tax Band – C



GROUND FLOOR



FIRST FLOOR

Blake Close, Towcester, NN12

Approximate Area = 830 sq ft / 77.1 sq m

Garage = 146 sq ft / 13.6 sq m

Total = 976 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). © n°checon 2025. Produced for Howkins & Harrison. REF: 1509577

HOWKINS & HARRISON

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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.