



# THE LINDENS

Watling Street East, Towcester, NN12 6AF



**DAVID COSBY**  
ESTATE AGENTS



# The Lindens

Watling St. East, Towcester, NN12

Total GIA Floor Area | Approx. 111 sqm (1195 sqft)



3 Bedrooms



2 Receptions



1 Bathroom

## Features

- Victorian period home
- No onward chain
- Towcester town centre location
- Three bedrooms
- Two large reception rooms
- High ceilings throughout
- Walled front garden
- Enclosed rear garden
- Off-road parking

## Description

A three-bedroom Victorian house set back from Watling Street East with a pleasant walled front garden. This attractive property has scope for modernisation and benefits from a good-sized enclosed rear garden with off-road parking for a small car.

Situated in the heart of the vibrant Towcester town centre, the property has high-ceilinged accommodation over two floors including two generous reception rooms, a kitchen / breakfast area, and a three-piece bathroom. At first floor level, the accommodation includes two large double bedrooms with the master bedroom having pleasing views towards Saint Lawrence Church.



The property is set back from Watling Street in Towcester with a pretty walled front garden and also benefits from separate vehicular access to the rear with off-road parking for a small car.

## The Property

### Entrance Hall

The entrance hall, accessible through a traditional five-panel door featuring a half-moon top-light for natural illumination, boasts coir grab mat flooring with patterned carpet leading to the main reception areas. The home is characterised by its notably high ceilings, a distinctive feature of this era, extending throughout the premises. An archway opens to a rear passage with a decorative part-glazed door to the patio. Quarter-winder stairs, carpeted to match, ascend to the upper floor beside a deep understairs cupboard. Additional storage is available in a separate, tall cupboard with a four-panel door and a single-glazed window.

### Sitting Room

Positioned on the front left, the main reception room showcases a 1950s glazed-tile fireplace and an original sliding sash window facing the front garden. Characteristic deep-set skirting boards and patterned cut-pile carpet complement the room, finished with ovolo plaster ceiling covings.

### Dining Room

The spacious dining room features alcove cupboards flanking a fireplace with an open flame gas fire and back boiler. Light floods in through a double-glazed window overlooking the rear garden, and a timber door leads to the kitchen/breakfast area and bathroom.

### Kitchen / Breakfast Area

The part vaulted kitchen/breakfast area is fitted with cottage-style units incorporating roll-top surfaces. Lighting comes from two double-glazed windows, with a part-glazed door providing garden access.

### Ground Floor Bathroom

Fitted with a three-piece suite comprising WC with low-level cistern, corner bath with shower over, and wash hand basin set within a large vanity unit. Walls are partly tiled, and floors are finished with ceramic tiles. A window provides natural lighting and ventilation and there is a shaver socket above the vanity unit. A built-in airing cupboard with slatted pine shelving houses the copper hot water cylinder and header tank.



## The Property

### First Floor Landing

Floors are fitted with matching patterned carpet and there is a small timber ceiling hatch providing access to the roof void. Four panel doors open to the three bedrooms.

### Master Bedroom

A large double bedroom with high ceilings and a two-unit window looking out onto the rear garden with views of Saint Lawrence Church. Floors are finished with cut-pile carpet and the original fireplace is currently blocked up with adjacent timber lined alcoves with high level cupboards. A four panel door opens to the ensuite.

### Master Bedroom Ensuite

The en-suite is fitted with a large wash hand basin with chrome cold water pillar tap (a separate electric hot water heater and tap have been installed above), and a close-coupled WC. Ceilings are finished with polystyrene tiles and floors have matching cut pile carpet. A small top hung casement window provides natural ventilation and lighting.

### Bedroom Two

Located to the front left hand side of the property, bedroom two is a further double bedroom again with blocked up fireplace and cut pile carpet. A large timber sash window provides natural lighting and overlooks the front aspect. There is a 1950's painted, fitted wardrobe.

### Bedroom Three

A single bedroom located to the front right-hand side of the property with a two-unit sash window overlooking the front aspect. Floors are finished with patterned cut pile carpet and ceilings have perimeter ovolo covings.

## Thinking of Selling?

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# Grounds

## Front Aspect

There is a pleasant front garden which is partly laid to lawn with perimeter herbaceous borders. A Staffordshire blue brick path leads to the front entrance and boundaries comprise redbrick garden walls with chamfered concrete copings to the front and left-hand side with a limestone wall to the right-hand side boundary with cock-and-hen copings.

## Rear Garden

There is a vehicular and pedestrian right of way to the rear garden where double-swing, five-bar gates open to a hard-standing area measuring approximately 4.1m by 2.3m, providing parking for a single vehicle. Steps lead down to the central lawned area where there is a traditional Victorian cast-iron gas lamp. Boundaries comprise mainly of redbrick garden walls in English and Flemish bond and there is a shallow Staffordshire blue tile patio area with doors opening to the rear entrance hall and kitchen / breakfast area. A useful timber shed with power has been positioned to the rear of the single-storey outrigger and there is a good-sized planter bed with additional raised planters to the perimeter of the garden.



## Location

The property is set back from Watling Street in Towcester with a pretty walled front garden and also benefits from separate vehicular access to the rear with off-road parking for a small car.

Towcester is the oldest town in the County and has a wealth of history with ancient monuments such as Bury Mount Motte, and many fine buildings including the 15th century Chantry House. Literary fame can also be found at the Saracens Head which is mentioned in Dickens's Pickwick Papers.

Being centrally located, the property is conveniently close to a wide range of independent shops, cafes and restaurants. There are also larger supermarkets, a post office and even a monthly farmers market. With the impressive Moat Lane Regeneration project now complete this Roman market town boasts modern facilities in an historic setting all with the delightful River Tove meandering close by. The main road through Towcester is also due to be freed up from traffic on completion of the Towcester Relief Road.

Towcester is conveniently situated just a 20-minute drive from Milton Keynes with further shops and restaurants as well as Milton Keynes Central Railway with direct and frequent trains to London Euston. There is a large leisure centre which has an excellent range of facilities for all ages and abilities including a 25m swimming pool, 3G outdoor pitches, a comprehensive fitness suite and large sports hall. Schooling is well provided for with two Primary Schools and Sponne Secondary school which has an 'Outstanding' Ofsted report.

## Property Information

**Tenure:** Freehold

**Local Authority:** West Northamptonshire Council (South Northamptonshire Area)

**Services:** Water, Drainage, Gas, and Electricity

**Council Tax:** Band D    **EPC:** Rating TBC

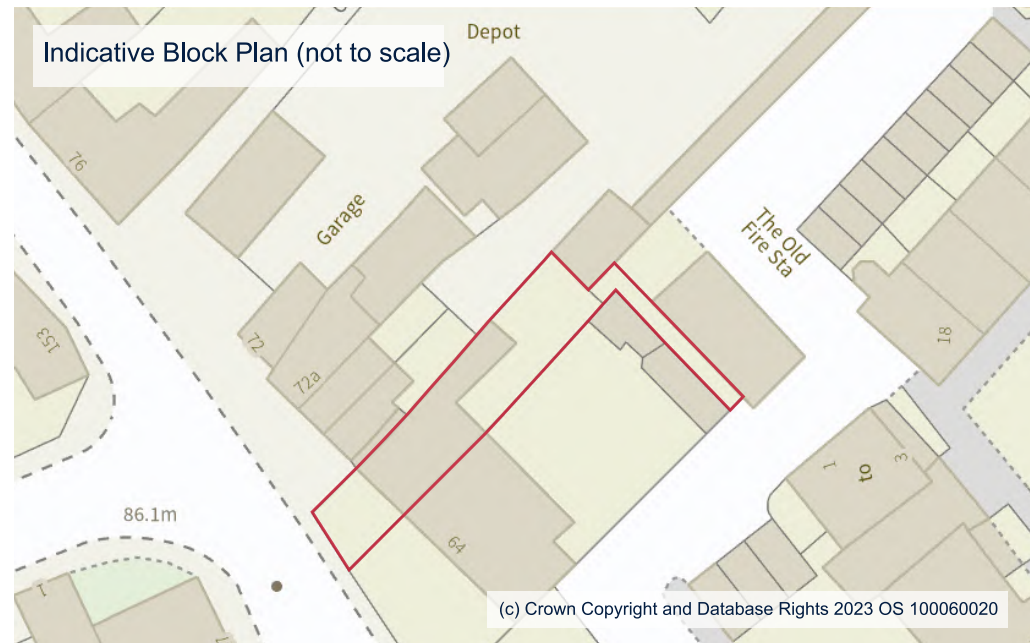
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Saint Lawrence Church and Watermeadows



Indicative Block Plan (not to scale)



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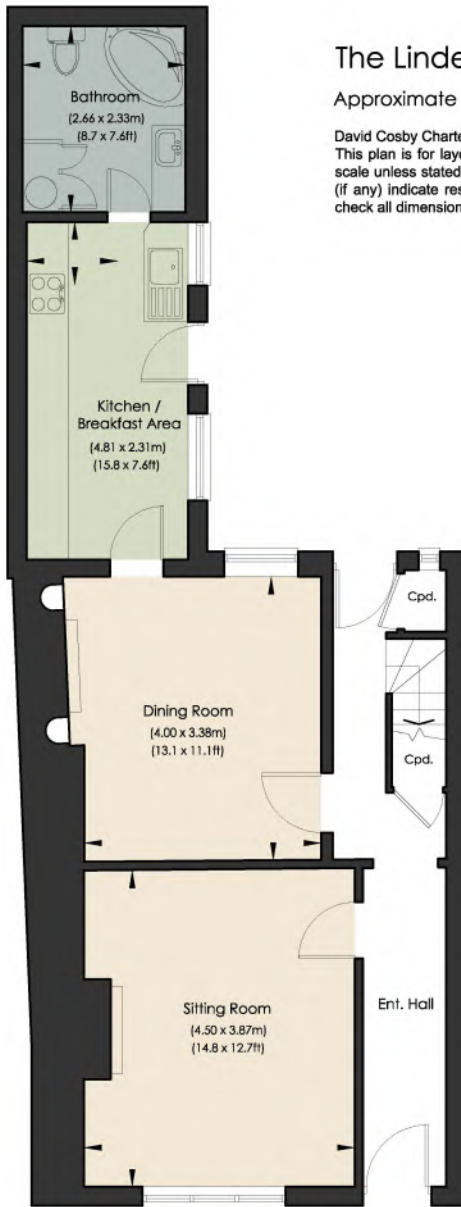
# The Lindens, Watling Street East, Towcester, NN12 7AF

Approximate GIA (Gross Internal Floor Area) = 111sqm (1195 sqft)

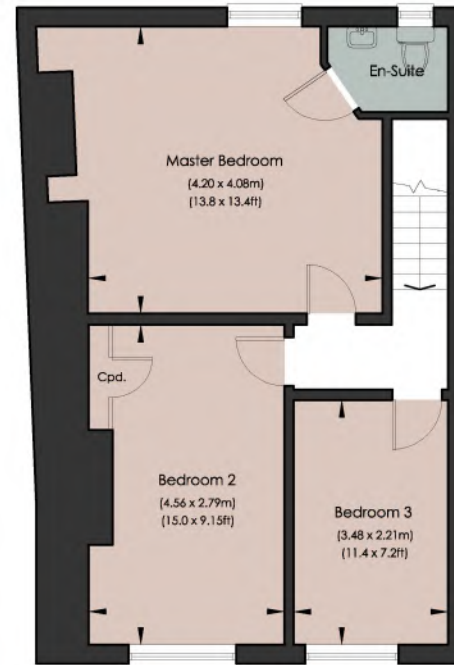


David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 64 sqm (689 sqft)



FIRST FLOOR GIA = 47 sqm (506 sqft)





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