



MIDDLETHORPE  
Weedon Lois, Towcester, NN12 8PS

 DAVID COSBY  
ESTATE AGENTS



# Middlethorpe

Weedon Lois, Towcester, NN12

Total GIA (Gross Internal Area) | Approx. 132 sqm (1421 sqft)



3 Bedrooms



3 Receptions



1 Bathroom

## Features

- Extended 3-bedroom home
- No onward chain
- Weedon Lois village
- Far-reaching countryside views
- Generous plot approx. 0.15 acres
- 100ft Rear Garden backing onto paddock land
- Refurbishment project

## Description

A spacious, extended three-bedroom 1950s semi-detached home set on Middlethorpe, at the edge of the peaceful rural village of Weedon Lois, surrounded by open South Northamptonshire countryside. Occupying a generous plot extending to approximately 0.15 acres, the property is in need of full refurbishment and is sold as seen as part of housing association disposal stock. Independent inspections and surveys are advised prior to submitting an offer.

The accommodation includes entrance hall, a front sitting room with fireplace opening through to a full-width rear reception with garden outlook, together with a separate dining room. The kitchen sits to the front with access via the side porch to a cloakroom and a utility/boiler area. Upstairs are three bedrooms (two enjoying rear-facing countryside views) and a family bathroom. Outside, the house is set back behind a gravelled garden with hedge boundary, with side access through to a rear garden extending to well over 100ft. The far end of the garden backs onto paddock land.



An extended three-bedroom 1950s semi-detached house on the edge of Weedon Lois with far-reaching countryside views and a generous 0.15-acre plot with over 100ft rear garden, in need of full refurbishment and offered with no onward chain.

# The Property

## Entrance hall

Entered via a panelled front door with glazed upper panes and five-lever lock, the hall is a generous space with good circulation and room for furniture and coat storage. Large-format tiled flooring is fitted, and a straight timber stair with mop handrail rises to the first floor. A top-hung casement window provides natural light. Doors lead to the reception rooms and kitchen.

## Dining room

To the right-hand side, with borrowed light from the rear extension. Finished with two-tone emulsion walls and timber-effect laminate flooring. The fireplace is blocked and vented, with shelving to the chimney recesses.

## Sitting room

A well-proportioned room positioned between the hall and rear reception, featuring an open fireplace (not tested) with cast-stone surround and riven stone hearth. A wide opening connects to the rear reception.

## Rear reception room

Spanning the full width of the rear elevation beneath a vaulted mono-pitch roof, creating a sense of volume and light. French doors with side panels open to the garden and countryside views, with two additional casement windows flanking. Terracotta-style floor tiles require repair or replacement.

## Kitchen

Located to the front with two casement windows. Existing base and wall units are defective and require replacement, offering scope for refitting. Opening to the side porch.

## Side porch

Accessed via a glazed front door, forming a useful secondary entrance. Doors lead to the cloakroom and utility.

## Utility

Fitted with a Belfast sink; units and worktop require replacement. Original brick flue. Side casement window (misted glazing). Thermoplastic floor tiles. Boiler cupboard housing floor-mounted oil-fired boiler and separate external access.

## Cloakroom

Low-level WC and side casement window.





# The Property

## First-floor landing

A partly vaulted landing with exposed timber floorboards and a solid balustrade overlooking the stairwell. Panelled timber doors lead to the bedrooms and bathroom. A casement window to the front elevation provides natural light.

## Bedroom one

A well-proportioned double bedroom to the rear right-hand side of the house, with a three-light casement window enjoying pleasant countryside views. The floor has exposed timber boards, and the original fireplace is currently blocked and vented. A built-in cupboard sits to the side of the chimney breast and requires partial reinstatement.

## Bedroom two

A further generous double bedroom positioned to the rear left-hand side of the house, with a three-light window and similarly attractive countryside views. The floor has exposed timber boards.

There is a large laundry/airing cupboard housing the hot water cylinder, with slatted pine shelving for linen and clothes storage. An additional cupboard in the rear right-hand corner is fitted with a hanging rail, shelf and upper cupboard.

## Bedroom three

A single bedroom positioned to the front right-hand side of the property, with a two-light casement window and exposed timber floorboards. A two-door over-stairs cupboard provides useful storage, although it would benefit from refurbishment and repair.

## Bathroom

Located to the rear left-hand side of the property, the bathroom is fitted with a white three-piece suite comprising a close-coupled WC, pedestal wash-hand basin with chrome mixer tap, and a bath with chrome mixer tap and shower attachment. A wall-mounted shower is also installed over the bath. Ceramic tiling is provided to the splashback areas above the sanitaryware.

A rear-facing casement window with obscured glazing and top-hung opening sections brings in natural light while allowing ventilation, supplemented by a wall-mounted extractor fan. Heating is via a chrome ladder-style heated towel rail.



# Grounds

## Front aspect

Set back from Middlethorpe Road, the property is approached via a gravelled front garden with a privet hedge boundary. Pathways lead to the principal front entrance, which is sheltered by a projecting concrete canopy, as well as to a separate side porch entrance. A concrete path continues along the left-hand side of the house, providing access through to the rear garden.

## Rear garden

Extending to well over 100ft, the rear garden enjoys far-reaching views over open countryside, typical of this South Northamptonshire setting. A small patio, accessed from the rear reception room, provides a natural extension of the living space, with steps down to the garden beyond. The lawn slopes gently away from the house, with a central path leading through to a mature, established area of planting, including a prominent horse chestnut tree. A picket fence and gate separate the main garden from the far rear section, which is bounded by a combination of post-and-wire fencing and established hedgerows, backing onto paddock land. While the gardens would benefit from improvement, they offer excellent potential for landscaping and the creation of attractive seating and entertaining areas.



## Location

The property is situated on Middlethorpe, a no-through lane on the edge of the rural village of Weedon Lois, in South Northamptonshire. The setting combines a distinctly rural character with open countryside immediately to hand, while remaining within practical reach of nearby market towns.

Weedon Lois is a small, well-established village with a parish church and a traditional public house, and enjoys a quiet, agricultural backdrop of rolling fields and paddock land. A wider range of everyday amenities can be found in the nearby market towns of Towcester and Brackley, both offering supermarkets, independent shops, medical facilities and leisure provision. More comprehensive retail and rail services are available in Northampton and Banbury.

The area is well regarded for schooling, with a number of primary schools in surrounding villages and secondary education available in Towcester and Sponne School's catchment area (subject to confirmation). Independent preparatory and senior schools are also found within a reasonable driving distance.

For commuters, the A5 and A43 provide road links to the M1 (Junction 15a) and the wider motorway network. Mainline rail services operate from Northampton and Banbury, offering routes to London Euston and Birmingham.

## Property Information

**Local Authority:** West Northamptonshire Council

**Services:** Water, Drainage, Oil, & Electricity

**Council Tax:** Band B    **EPC:** E    **Tenure:** Freehold

**Broadband:** Standard Broadband Available

**Heating:** Oil fired boiler providing hot water and central heating

### Important Notice

*Whilst every care has been taken in the preparation of these Sales Particulars, accuracy cannot be guaranteed and they do not constitute an offer or contract (or part of one). David Cosby Chartered Surveyors have not surveyed the property or tested any services, appliances, equipment or fittings and accordingly cannot confirm that they are in working order. Purchasers should not assume that the property has the benefit of all necessary statutory consents or approvals, including planning permission and Building Regulations approval.*

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***This property is a Housing Association disposal and is sold as seen; a full survey is strongly recommended prior to submitting an offer.***

*Upon acceptance of an offer, and in compliance with Anti-Money Laundering (AML) legislation, we will require proof of identity and source of funds for each purchaser. The cost of these checks is £25 per person.*

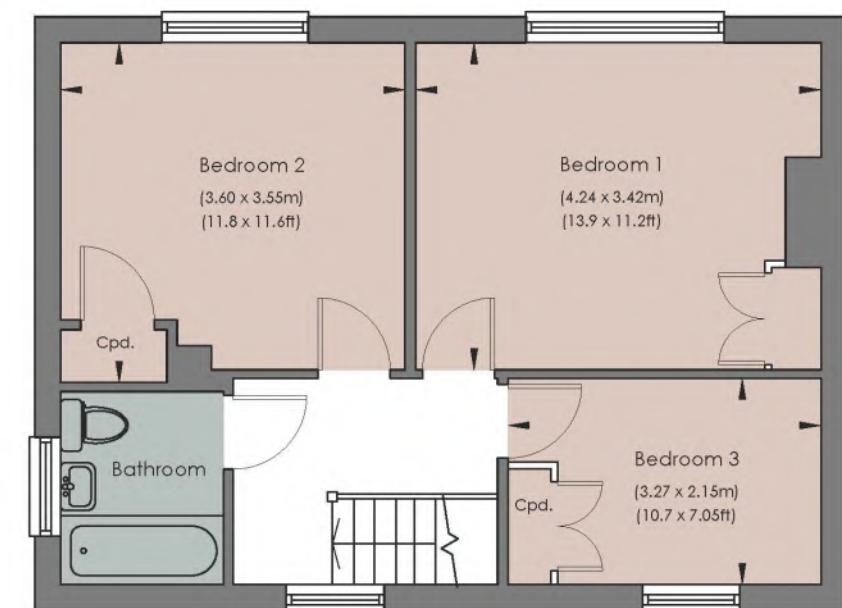


# Middlethorpe, Weedon Lois, NN12 8PS

Approximate GIA (Gross Internal Area) = 132 sqm (1421 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.



FIRST FLOOR GIA = 45 sqm (484 sqft)



WEEDON LOIS

01327 361664

[enquiries@davidcosby.co.uk](mailto:enquiries@davidcosby.co.uk)

[www.davidcosby.co.uk](http://www.davidcosby.co.uk)



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**Natasha Cosby**  
**MNAEA | Solicitor**  
Director | Practice Manager



**Sadie Tyson**  
**MNAEA**  
Sales & Lettings Agent



@ [enquiries@davidcosby.co.uk](mailto:enquiries@davidcosby.co.uk)

01327 361664

[www.davidcosby.co.uk](http://www.davidcosby.co.uk)