



- ❖ Four Bedroom Detached Home
- ❖ Highly Desirable Location
- ❖ Sitting Room & Dining Room
- ❖ Kitchen/Breakfast/Utility Room
- ❖ Cloakroom & Conservatory
- ❖ En-Suite to Master Bedroom
- ❖ Driveway/Double Garage
- ❖ Beautifully Landscaped Gardens
- ❖ EPC Energy rating - D

8 Ouse Lane, Towcester
£470,000 Freehold



8 Ouse Lane, Towcester, Northamptonshire, NN12 6YJ

A modern four bedroom detached family home located in this highly desirable cul de sac location just off Belle Baulk. The property has been maintained to a high standard by the present owners and is very well presented throughout. Features include a separate sitting room and dining room, a cloakroom, a kitchen/breakfast and utility room, a conservatory, four good size bedrooms with fitted wardrobes, master bedroom with en-suite, double glazed windows and doors throughout, gas central heating, a block paved double width driveway, a double garage with an electric door, a front garden and a beautifully landscaped rear garden with a good size patio and awning making it ideal for alfresco dining. Further benefits include cavity wall insulation and an alarm system installed. The property is conveniently located within walking distance of Schools, the Leisure Centre, Shops and Restaurants in the Town Centre and all other local amenities.

TOWCESTER is a thriving town centred on the historic Market Square, where there are shopping and other facilities. Towcester is situated on the junction of the A5 Watling Street and the A43 Oxford to Northampton Road. Improvements to the A43 have provided the town with an excellent high speed road link to Northampton, the M1 and the M40. Milton Keynes with its Inter-city rail service

(London Euston 40 minutes) is approximately 12 miles to the south. Sporting facilities in the area include a Leisure Centre and horse racing in Towcester, motor racing at Silverstone and golf at Farthingstone, Silverstone and Whittlebury. There are also churches of several denominations in the town. www.britinfo.net/index_Towcester.htm

ACCOMMODATION: Hall, Cloakroom, Sitting Room, Conservatory, Dining Room, Kitchen/Breakfast Room, Utility Room, Landing, Master Bedroom with En-Suite, Three Further Bedrooms, Family Bathroom. Outside: Front Garden, Block Paved Driveway, Double Garage, Beautifully Landscaped Rear Garden.

HALL: Approached via an opaque double glazed door. A good size hall with a double cloaks cupboard, stairs rising to first floor landing, opaque double glazed window to front aspect, radiator, door to double garage, further doors to the cloakroom, sitting room, dining room and kitchen/breakfast room.

CLOAKROOM: White suite comprising wash hand basin with a storage unit underneath and low level WC, radiator.





SITTING ROOM: 15' 10" x 11' 9" (4.83m x 3.58m) Double glazed window to rear aspect, double glazed sliding patio door to conservatory, radiator, coal effect gas fire with feature fireplace surround.

CONSERVATORY: 12' 3" x 7' 10" (3.73m x 2.39m) Double glazed conservatory with five side opening windows and roof window opener, tiled floor, radiator, door to rear garden.





DINING ROOM: 10' 11" x 9' 0" (3.33m x 2.74m) Double glazed walk in bay window to front aspect, radiator.



KITCHEN/BREAKFAST ROOM: 15' 2" x 8' 8" (4.62m x 2.64m)

Fitted with a good range of base, wall units and drawers with complimentary work surfaces, one and a half bowl stainless steel sink unit with mixer tap and water softener, built in oven/grill, four ring gas hob and extractor fan over, space and plumbing for dishwasher, radiator, tiled splash backs, opaque double glazed door to rear garden, double glazed window to rear aspect.

UTILITY ROOM: 5' 8" x 5' 6" (1.73m x 1.68m) Fitted in matching units to the kitchen/breakfast room, base and wall units, work surface and sink unit with mixer tap, space and plumbing for washing machine, opaque double glazed window to side aspect, space for tumble dryer, tiled splash backs, wall mounted gas boiler serving central heating and domestic hot water.



GALLERIED LANDING: Fitted corner display/storage unit, airing cupboard, access to partly boarded loft with a light and ladder fitted, doors to bedrooms and family bathroom.

MASTER BEDROOM: 15' 3" x 10' 6" (4.65m x 3.2m) (Including fitted wardrobes) Double glazed window to front aspect, radiator, three double fitted wardrobes, door to en-suite.

EN-SUITE: Re-fitted white suite comprising WC, pedestal wash hand basin and walk in shower cubicle, radiator, opaque double glazed window to side aspect, tiled splash backs.



BEDROOM TWO: 16' 1" x 11' 0"
(4.9m x 3.35m) Maximum,
narrowing to 7'7" (2.31m) (Including fitted bedroom furniture) Two double glazed windows to front aspect, radiator, fitted furniture to include two double wardrobes, dressing table unit and storage cupboards over.

BEDROOM THREE: 11' 9" x 11' 6"
(3.58m x 3.51m) (Including fitted wardrobes) Double glazed window to rear aspect, radiator, two double fitted wardrobes.

BEDROOM FOUR: 12' 3" x 8' 6" (3.73m x 2.59m) Double glazed window to rear aspect, radiator, fitted double wardrobe.

FAMILY BATHROOM: White suite comprising panelled bath with shower, pedestal wash hand basin and low level WC, radiator, opaque double glazed window to rear aspect, tiled splash backs.





OUTSIDE: The front garden is laid to lawn shrubs to borders. There is a block paved double width driveway leading to a double garage which has an electric door with internal power and light. The rear garden is fully enclosed by fencing and beautifully landscaped with a good size patio and awning making it ideal for alfresco dining. There is a circular lawn, well stocked borders with a variety of different shrubs, a rockery with various plants, a gated side access to the front, an outside cold tap and security lighting.





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Not to scale

NOTES:

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