9 Watling Street East, Fosters Booth, Towcester, Northamptonshire NN12 8LB
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Offers in excess of: £335,000

Charming and full of character, this semi detached cottage has been sympathetically extended and modernised. Ideally situated on the edge of the village of Fosters Booth and close to open countryside, the property has a double and a single garage suitable for a tall vehicle or caravan in addition to off road parking.

Features
- Three bedrooms
- Dressing room
- Family bathroom
- Large sitting room
- Kitchen/conservatory/dining room
- Utility room and downstairs shower room
- LPG gas central heating
- Double garage/workshop
- Additional garage suitable for a caravan
- Garden
- Driveway parking
- Energy rating - F
Location
The hamlet of Fosters Booth lies on the A5 Watling Street approximately 4 miles north of Towcester. There is good access to the main arterial roads including M1 motorway at junction 16 or 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. Local amenities including supermarkets and a leisure centre can be found in Towcester. Sporting activities in the area include golf at Whittlebury Hall & Farthingstone, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, horse racing at Towcester and of course motor racing at the world famous Silverstone race circuit!

Ground Floor
Entrance porch, sitting room with feature Bio-fuel fire (available by separate negotiation), utility room, cloakroom/shower room, kitchen/dining/conservatory with doors opening onto the patio and integrated appliances including oven, hob and extractor, dishwasher and fridge freezer. A door leads to an inner hall and gives access to the garage workshop.

First Floor
Master bedroom with fitted wardrobe, dressing room, family bathroom with under-floor heating and two further bedrooms.

Outside
The property sits on the edge of the village with easy access to open countryside and is approached from a gravel driveway or by the footpath and is set behind a low wall. The driveway offers parking for several cars and gives access to the double garage/workshop and to the extra height single garage suitable for a caravan.

The conservatory opens out onto a raised patio which leads to the garden situated at the side of the garages. The garden is laid to gravel with raised beds, a pond and a decked area with low level lighting in addition to a shed.
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.