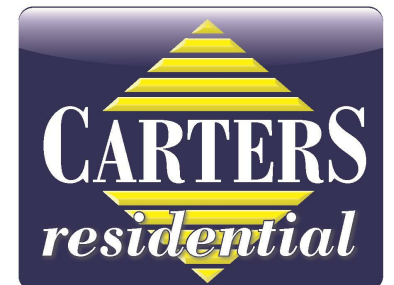




Jenkinson Road, Towcester, NN12 6AW



70 Jenkinson Road
Towcester
Northamptonshire
NN12 6AW

£375,000

A well presented and extended three-bedroom semi-detached home, situated within the market town of Towcester. The property offers spacious and versatile accommodation throughout, making it an ideal family home.

In short, the property comprises an entrance hall, living room, extended kitchen/diner, utility room, cloakroom, three double bedrooms including an en-suite to the master bedroom, family bathroom, and a versatile study/home office. Outside, there is a gravel driveway providing ample off-road parking and a landscaped rear garden with patio and lawned areas.

- 3 Double Bedrooms
- Semi Detached
- Utility Room
- Downstairs Cloak Room
- Extended Kitchen/Diner
- En-Suite & Dressing Area to Master
- Office/Study
- Large Driveway
- South Facing Rear Garden
- Walking Distance Town





Accommodation

A front door opens into a welcoming entrance hall, with stairs rising to the first-floor landing and doors leading to both the living room and kitchen/dining area.

The living room is situated at the front of the property and benefits from a large front-facing window, allowing plenty of natural light to fill the room.

The extended kitchen/diner forms the heart of the home and is fitted with a central island incorporating a sink and dishwasher, along with an induction hob, oven and grill, and ample storage. To the rear, there is a generous open-plan area providing excellent space for either a dining area or an additional seating area. Large bi-fold doors open directly onto the rear garden, creating a seamless connection between the indoor and outdoor spaces.

A further door leads to the utility area, which provides space and plumbing for freestanding appliances. A convenient cloakroom is also located off the utility area.

Stairs rise to the first-floor landing, with doors leading to the bedrooms and bathroom. Bedroom one is a spacious double bedroom situated at the front of the property, benefiting from a dressing area, en-suite shower room and front-facing window.

Bedroom two is currently used by the owners as a dressing room but would make an excellent second double bedroom. It is a generous-sized room with built-in wardrobes and a front-facing window.

Bedroom three is another double bedroom, located at the rear of the property and enjoying views over the rear garden.

The family bathroom comprises a white suite including a low-level WC, wash hand basin and bath with shower over, complemented by a glazed window overlooking the rear aspect.

There is also a further room on the first floor, currently offering versatile space that would make an ideal study or home office.

Outside

To the front of the property is a gravel driveway providing ample off-road parking.

The rear garden has been thoughtfully landscaped and features a large patio area, providing plenty of space for outdoor dining and entertaining. Steps rise from the patio to a generous lawned area, creating a well-balanced and attractive garden.

Heating

The property has gas to radiator central heating.

Cost/ Charges/ Property Information

Tenure: Freehold

Local Authority: West Northants Council

Council Tax Band: C

Note for Purchasers

In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to undertake a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

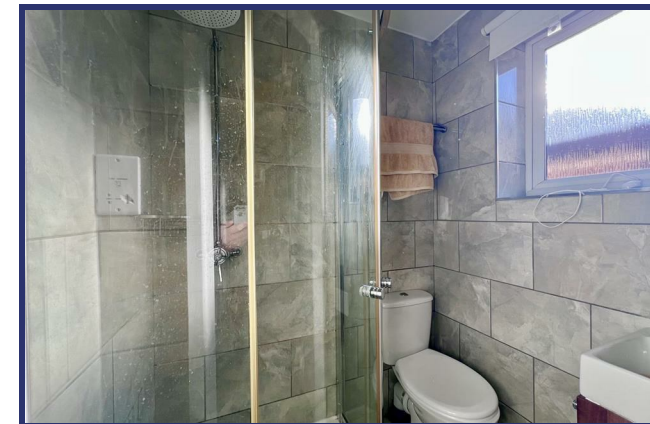
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

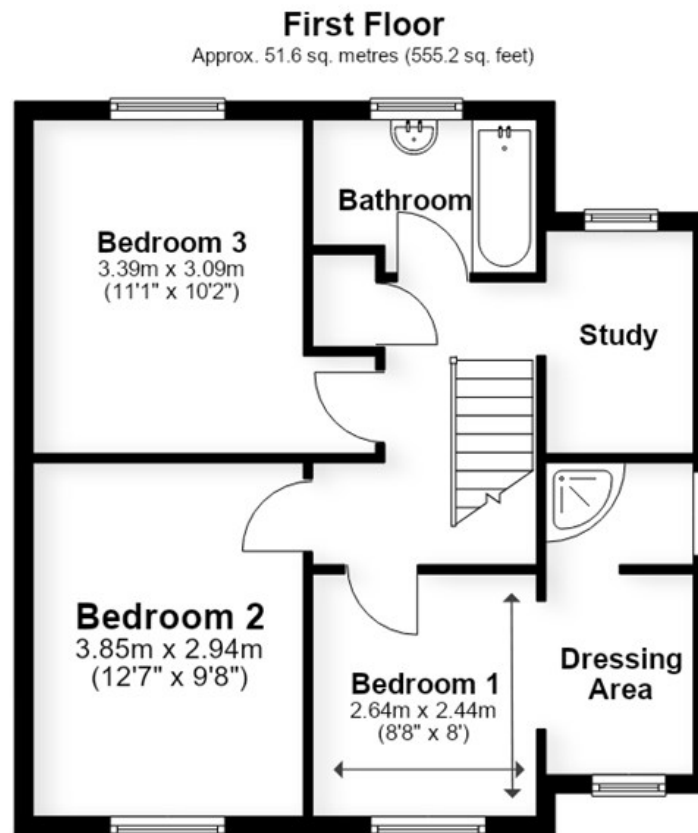
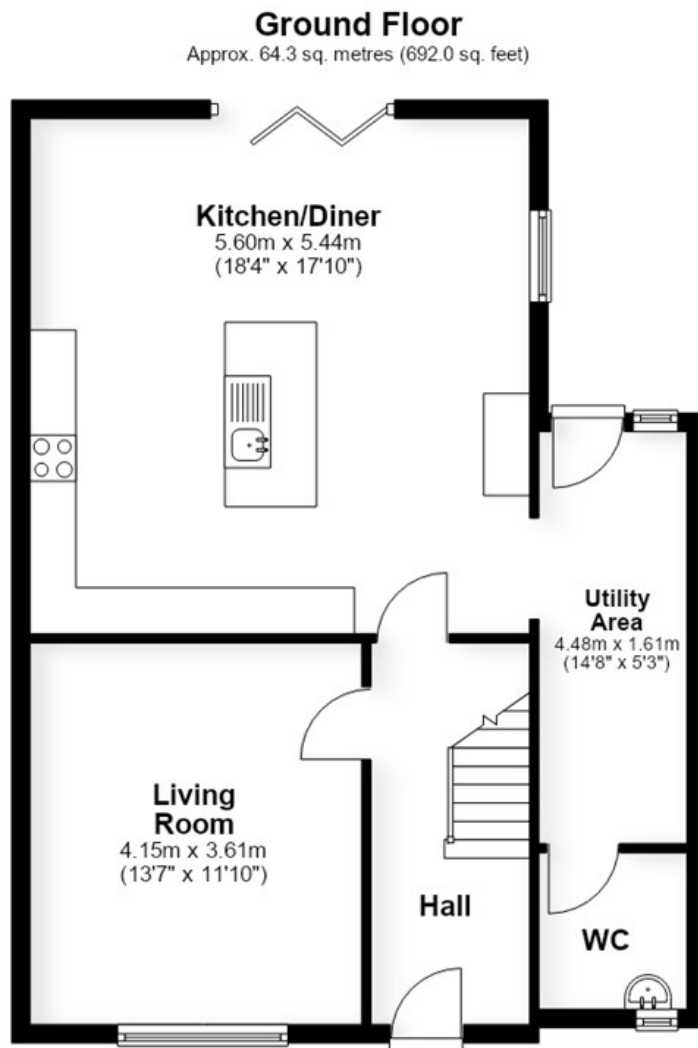
We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

Disclaimer

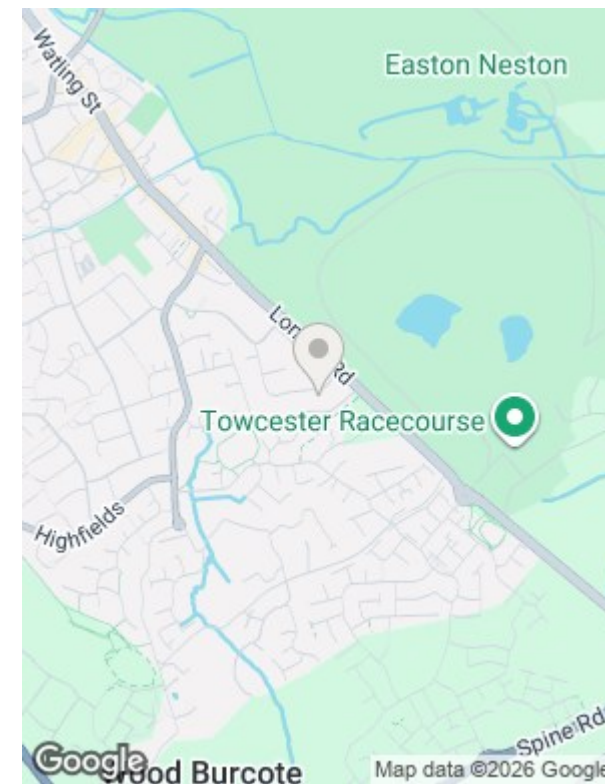
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.







Total area: approx. 115.9 sq. metres (1247.3 sq. feet)



Viewing Arrangements

By appointment only via Carters.

We are open 7 days a week for your convenience

01908 561010

stony@carters.co.uk

carters.co.uk

59 High Street, Stony Stratford, MK11 1AY



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

