2 Broadwater Lane, Towcester, Northamptonshire NN12 6YF

Guide Price: £515,000

Constructed in 1994 by David Wilson homes, this beautifully presented four bedroom detached home occupies a prominent position in the sought after area of Belle Baulk. Offering flexible family accommodation, established gardens, driveway parking and a double garage.

Features

• Detached property
• Master bedroom en-suite
• Three further bedrooms
• Sitting room
• Dining room
• Kitchen/breakfast room
• Utility room
• Study
• Cloakroom
• Detached double garage
• Ample driveway parking
• Enclosed garden
• Energy rating C
**Location**
Situated within walking distance of the thriving market town of Towcester’s many amenities including shops, bars and restaurants, primary and secondary schools, doctor and dentist surgeries and a leisure centre.

There is good access to the main arterial roads including the M1 motorway at junction 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 and 50 minutes respectively.

Sporting activities in the area include golf at Whittlebury Hall & Woburn, sailing at Caldecotte Lake, watersports at Willen Lake, indoor skiing and snowboarding at the Snozone, Milton Keynes, and of course motor racing at the world famous Silverstone race circuit!

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**Ground Floor**
Enterance hall, double aspect sitting room with doors opening onto the patio, dining room, kitchen/breakfast room with underfloor heating and integrated appliances including oven, microwave/oven, gas hob, dishwasher and fridge freezer and with granite worksurfaces, utility room with door to the garden, cloakroom and study.

**First Floor**
Master bedroom en-suite with underfloor heating, three further bedrooms and family bathroom also with underfloor heating.
Outside
The property sits at the end of a drive offering parking for several vehicles and leading to the detached double garage with electric roller shutter doors. A gate leads to the rear garden and a paved footpath leads to the front door.

To the rear of the property, the garden is enclosed on all sides and has a large block paved patio. Planted with mature shrubs and trees, the remainder of the garden is mostly laid to lawn.

Beautifully presented four bedroom detached home offering flexible family accommodation
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 and for display purposes only.