12 Watling Street West, Fosters Booth, NN12 8LD

Guide Price: £185,000

This red brick Victorian cottage is conveniently situated in the village of Fosters Booth and retains many original features. It offers two bedrooms and lovely views from the back of the property.

Features
- Semi detached cottage
- Two bedrooms
- Family bathroom
- Sitting room
- Dining room
- Kitchen
- Courtyard garden
- Countryside views
- Energy rating - E
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 and 50 minutes respectively. 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, and of course motor racing at the world famous Silverstone race circuit!

Ground Floor
Entrance hall opening into the dining room with feature range cooker, sitting room with wood burning stove and kitchen with integrated oven and hob.

First Floor
Landing with fitted desk and used as a study area, two bedrooms and family bathroom.

Outside
The front garden is enclosed with a low level brick wall and is approached via a gate leading to the front door.

A door from the kitchen leads to a gravelled courtyard seating area with borders with mature shrubs. A pathway leads on to the remainder of the paved and enclosed courtyard with raised decking and offering stunning views over open countryside.
**Viewing**
Strictly by prior appointment via the selling agents.
Contact 01327 353575.

**Fixtures and Fittings**
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

**Services**
The following services are connected to this property: electricity, water and drainage. None of the above services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity and drainage services. Electric central heating.

**Local Authority**
South Northamptonshire Council. 01327 322322

**Council Tax Band - C**

---

**Energy Efficiency Rating**
- A
- B
- C
- D
- E
- F
- G

**Environmental Impact (CO₂) Rating**
- A
- B
- C
- D
- E
- F
- G

---

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.