Mount Cottage, Moat Lane, Towcester, Northamptonshire NN12 6AD

Guide Price: £340,000

A delightful redbrick Victorian cottage conveniently situated in Towcester town centre with an enclosed garden, off road parking for two cars and a garage. Offering three bedrooms and an open plan live in kitchen, dining room, sitting room space, the cottage is beautifully presented having recently undergone a major schedule of refurbishment.

Features
• Entrance hall
• Cloakroom
• Live in kitchen, dining, sitting room
• Three bedrooms
• Family bathroom
• Enclosed garden
• Single garage
• Two off road parking spaces
• 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!

Ground Floor
Entrance hall, cloakroom, double aspect live-in kitchen/dining room/sitting room with French doors opening onto the garden. The kitchen has a range of integrated appliances including oven, hob, extractor and dishwasher.

First Floor
Bedrooms one and two have built in wardrobes, one further bedroom and a well fitted family bathroom.

Outside
The property sits on Moat Lane and has a gravel off road parking area for two cars in addition to the single garage.

To the rear of the property, the garden is enclosed on all sides and mostly laid to lawn with a patio area. A courtesy gate leads to the parking area and rear door to the garage.
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.