

**45 Hexham Street**

**TOWCESTER  
NN12 6UB**

**£400,000**



- **RECENTLY CONSTRUCTED DETACHED**
- **KITCHEN / DINER**
- **DOWNSTAIRS WC**
- **DRIVEWAY AND GARAGE**
- **EXCELLENT CONDITION**

- **THREE BEDROOMS**
- **UTILITY ROOM**
- **EN-SUITE SHOWER ROOM**
- **PART GARAGE CONVERSION TO HOME OFFICE**
- **ENERGY EFFICIENCY RATING : B**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

A recently constructed and spacious three bedroom detached home on the popular Towcester Racecourse Estate, offered in excellent condition. With accommodation comprising in brief; entrance hall, lounge, kitchen/diner, utility room, and downstairs wc to the ground floor, with three bedrooms, en-suite shower room, and a bathroom to the first floor. The property also benefits from front and rear gardens, a driveway offering off road parking, and a partially converted garage into storage space and a home office.

## **Ground Floor**

### **Entrance Hall**

Enter via composite door, stairs rising to first floor, LVT flooring, radiator.

### **Lounge**

18'4" x 10'1" (5.61 x 3.09)

UPVC window to front aspect, French doors to rear, LVT flooring, two radiators.

### **Kitchen / Diner**

18'4" x 11'8" reducing to 8'11" (5.60 x 3.56 reducing to 2.72)

UPVC windows to front, rear, and side aspects, a range of wall and base units with roll top work surfaces, integrated oven with hob and extractor over, space for appliances, enamel sink and drainer, radiator.

### **Utility Room**

6'1" x 5'1" (1.87 x 1.57)

UPVC door to rear, wall mounted boiler, base units with roll top work surfaces, space for washing machine.

### **Downstairs WC**

Low level WC, pedestal wash hand basin, heated towel rail.

## **First Floor**

### **Landing**

UPVC window to rear aspect, storage cupboard, radiator.

### **Bedroom One**

18'4" x 10'4" (5.59 x 3.17)

Two UPVC windows to front and rear aspects, fitted wardrobes, air conditioning unit, two radiators.

### **En-Suite**

7'1" x 3'10" (2.16 x 1.17)

Tiled double shower cubicle, low level wc, pedestal wash hand basin, complementary tiling, heated towel rail.

### **Bedroom Two**

11'1" x 9'4" (3.39 x 2.87)

UPVC window to front aspect, air conditioning unit, radiator.

### **Bedroom Three**

9'4" x 6'11" (2.87 x 2.11)

UPVC window to rear aspect, radiator.

**Bathroom**

7'0" x 6'3" (2.14 x 1.91)

Obscure UPVC window to front aspect, bath unit with shower over, low level wc, pedestal wash hand basin, heated towel rail.

**Externally****Front**

Driveway offering off road parking, gravel area with various flower beds, enclosed by low wooden fencing.

**Rear Garden**

Patio with artificial grass area, various paving, side door to garage/home office, gated side access, enclosed by wooden fencing.

**Garage**

Up and over door, power and light connected.

**Home Office**

11'10" x 8'11" (3.62 x 2.72)

Partly converted from garage, UPVC door, wooden laminate flooring.

**Agents Notes**

Local Authority: West Northamptonshire Council

Council Tax Band - TBC

PLEASE NOTE - The owner does not currently pay a management charge, however there will be one for future management of the green and private road areas. Please confirm any enquiries related to this matter with your chosen solicitor.

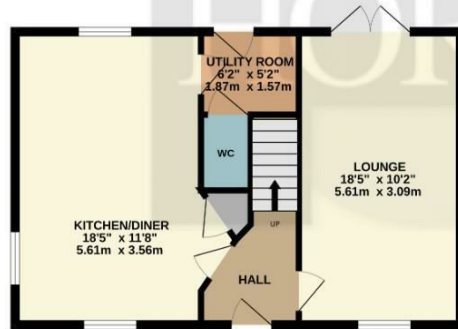
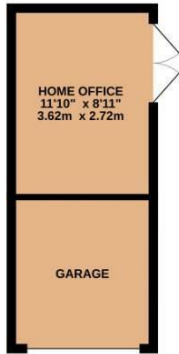








GROUND FLOOR  
706 sq.ft. (65.6 sq.m.) approx.



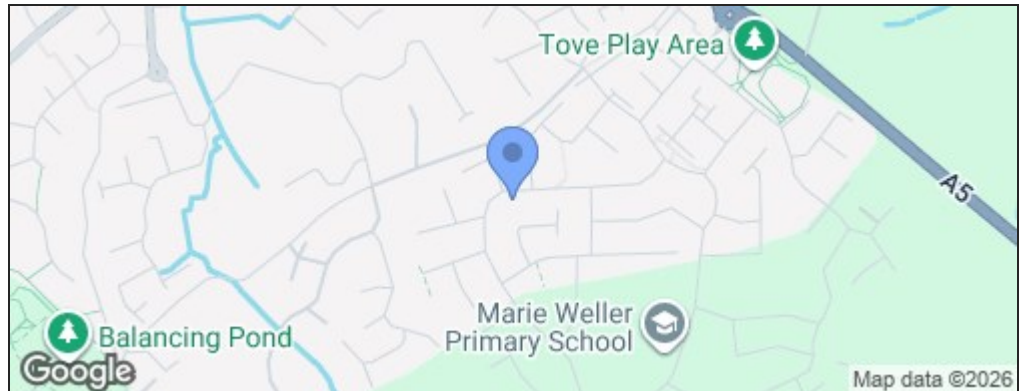
1ST FLOOR  
515 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA : 1221 sq.ft. (113.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>93</b> |
| (81-91) <b>B</b>                            | <b>82</b>               |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |



## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.