

Bartram & Co



27 Moat Lane, Towcester, NN12 6AD

Offers Over £460,000 - Freehold

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Council Tax Band: D Service Charge: x Ground Rent: x



27 Moat Lane

Towcester, NN12 6AD

- Four bedrooms
- Two Parking spaces
- Town Center
- Courtyard Garden

A stunning four bedroom town house built in 2016 by Clayson Country Homes Ltd with outstanding views across the river Tove to the water meadow and open countryside beyond. Built in the classic Georgian style with a fresh contemporary feel, the property boasts a light and airy living area with a superb fitted kitchen, two first floor bedrooms and family bath/shower room and two second floor bedrooms, the master providing an en-suite shower. Parking is provided in the parking area to the rear where there are two allocated spaces with direct access to the private walled courtyard.

A short walk from the Town and open countryside, Moat Lane provides a superb combination of stunning new and renovated homes, in the heart of Towcester's conservation area and a unique opportunity to live in the perfect location for Town & Country living.



ACCOMMODATION:

ENTRANCE HALL:

CLOAKROOM:

LIVING ROOM: 20'2" x 10'7" (6.17m x 3.25m)

KITCHEN: 8'7" x 8'2" (2.62m x 2.49m)

FIRST FLOOR LANDING:

BEDROOM TWO/SITTING ROOM: 12'0" x 10'9" (3.66m x 3.28m)

BEDROOM THREE: 10'9" x 10'0" (3.3m x 3.05m)

BATHROOM: 8'11" x 6'0" (2.74m x 1.85m)

SECOND FLOOR LANDING:

BEDROOM ONE: 13'6" x 10'9" (4.14m x 3.3m)

EN SUITE SHOWER ROOM: 8'5" x 6'2" (2.57m x 1.88m)



BEDROOM FOUR:

12'0" x 7'6" (3.66m x 2.29m)

OUTSIDE:

Service charge

Directions





Floor Plans



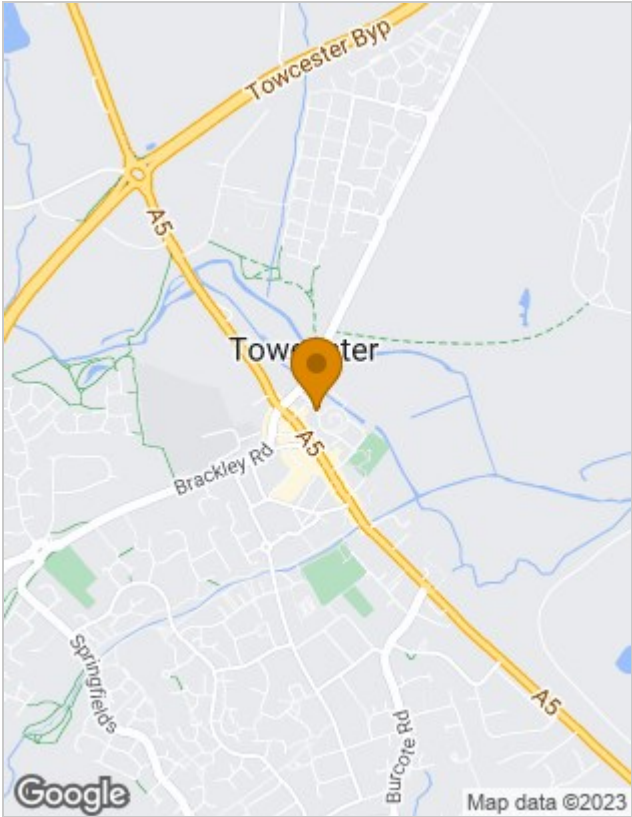
Viewing

Please contact our Towcester Office on 01327 359164 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Tel: 01327 359164 Email: towcestersales@bartramandco.co.uk <https://www.bartramandco.co.uk>

Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(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