2 Lingfield Lane

TOWCESTER
NN12 6NH

£350,000









- SEMI DETACHED
- THREE BEDROOM
- MASTER WITH EN SUITE
- UPVC DOUBLE GLAZING
- GAS TO RADIATOR HEATING
- SINGLE GARAGE
- OFF ROAD PARKING
- ENERGY EFFICIENCY RATING: B

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk

naea | propertymark PROTECTED

The Property Ombudsman

PERSONAL • PROFESSIONAL • PROACTIVE

A modern, recently constructed, three bedroom semi detached property situated in the new estate in Towcester. The accommodation comprises in brief: entrance hall, lounge, kitchen/dining room, utility area, cloakroom, three bedrooms, master with en suite, and family bathroom. The property also benefits UPVC double glazing, gas to radiator heating, gardens to front and rear, off road parking for two cars leading to single garage.

Ground Floor

Entrance Hall
Radiator, stairs leading to first floor landing, doors to:

Lounge
14'5" x 11'11" (4.40 x 3.64)
Radiator, built in under stairs storage cupboard, UPVC double glazed window to front.

Kitchen/Dining Room
12'5" x 12'0" (3.80 x 3.66)
Modern fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with work tops above, tiling above work surfaces, eye level cupboards, built in gas hob with extractor fan above, electric oven, fitted dishwasher, vinyl flooring, radiator, UPVC double glazed windows to rear, UPVC double glazed French doors to rear.

Utility Area
Work tops, space and plumbing for washing machine, eye level cupboard with wall mounted boiler, door to:

Cloakroom
Suite comprising low level WC, hand wash basin, vinyl flooring, radiator.

Frist Floor

Landing
Access to loft, doors to:

Bedroom One
12'8" x 9'8" (3.88 x 2.95)
Built in storage cupboard, fitted wardrobes, radiator, UPVC double glazed window to front, door to:

En Suite
Suite comprising double shower cubicle with shower unit above, hand wash basin, low level WC, radiator, tiled splash areas.

Bedroom Two
10'8" x 8'2" (3.27 x 2.51)
Radiator, UPVC double glazed window to rear.

Bedroom Three
7'8" x 7'0" (2.36 x 2.15)
Radiator, UPVC double glazed window to rear.

Bathroom
Suite comprising bath with shower unit above, hand wash basin, low level WC, tiled splash areas, heated towel rail.

Externally

Front Garden
Mainly laid with flower and shrub borders, pathway leading to front door, tarmac driveway to the side leading to garage and providing off road parking.

Single Garage
Power and light connected, up and over door.

Rear Garden
Paved patio area leading to lawn, flower and shrub borders, gated side access.

Agents Notes
Council Tax Band: C

Anti-Money Laundering Checks: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers. A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.









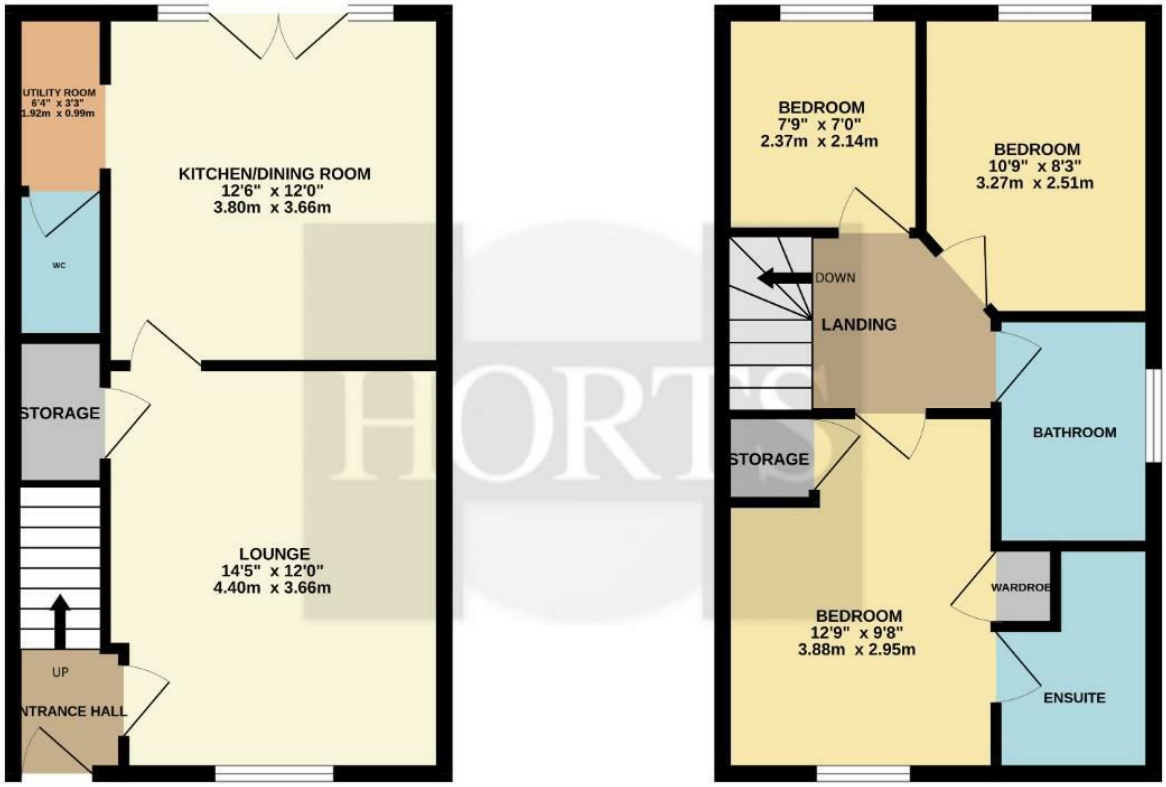






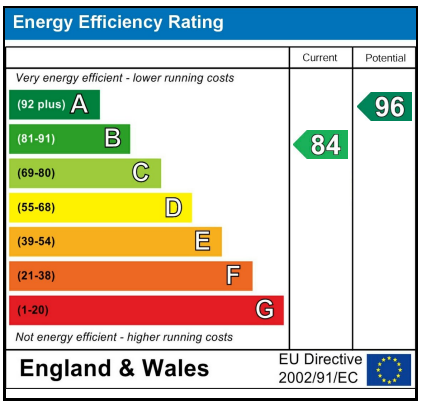
GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.

1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



TOTAL FLOOR AREA : 820 sq.ft. (76.2 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.
Made with Metropix ©2026





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.