

9A Bakers Lane, Shutlanger, Towcester, Northamptonshire, NN12 7RT

HOWKINS & HARRISON

9A Bakers Lane,
Shutlanger,
Towcester,
Northamptonshire,
NN12 7RT

Guide Price: £300,000

A pretty three bedroom semi-detached house built of local stone under a slate roof. The accommodation comprises entrance hall, cloakroom, sitting room, kitchen / dining room, two first floor double bedrooms, family bathroom, second floor master bedroom with walk-in wardrobe and en-suite shower room. There is an enclosed rear garden and two allocated parking spaces.

Features

- Stone and slate construction
- Semi-detached house
- Sitting room
- Kitchen / dining room
- Cloakroom
- Two first floor double bedrooms
- Second floor master bedroom
- Bathroom and en-suite
- Enclosed rear garden
- Two allocated parking spaces
- EPC Rating: D







Location

The desirable village of Shutlanger is situated about nine miles south of Northampton with easy access to the A5 to Towcester and Milton Keynes and the A508 Northampton to Stony Stratford road, next to Stoke Bruerne. Road communications are good with junction 15 of the M1 some five miles to the north. There is a rail service from Northampton and Milton Keynes to London (Euston).

In the village there is a public house, with a primary school in the neighbouring village of Stoke Bruerne through which the Grand Union Canal runs and where there is the Waterways Museum and Canal Side public houses and restaurants. Educational facilities are well served in the area with secondary education available in the village of Roade which has a school bus.

Sporting activities in the area include rugby, hockey, tennis, netball and cricket at the nearby Towcestrians Sports Club, golf at Silverstone and Whittlebury Hall, sailing at Draycote Water, Pitsford and Hollowell Reservoirs, and of course the world famous motor racing at Silverstone.

Agent Note

Please note: Photographs containing furniture have been created using AI for the purposes of property presentation.









Ground Floor

The entrance hall has a cloakroom off, this opens to the sitting room, beyond which is the kitchen / dining room with fitted washing machine and dishwasher, and patio doors opening to the garden.

First Floor

There are two double bedrooms and a family bathroom.

Second Floor

The master bedroom has a walk-in wardrobe and en-suite shower room.

Outside

There are two allocated parking spaces with a paved pathway leading to the front door. The rear garden has steps to a raised landscaped area, which is fully enclosed.

Viewing Arrangements
Strictly by prior appointment via the selling agents, Howkins & Harrison. Contact Tel: 01327-353575.

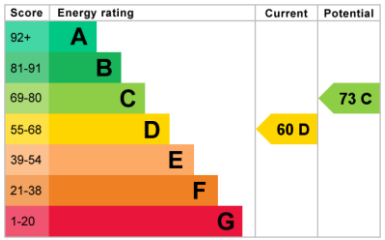
Fixtures and Fittings
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warrantied in any way.

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 services. Mains electric boiler.

Tenure: Freehold

Local Authority
West Northamptonshire Council – Tel:0300- 1267000.

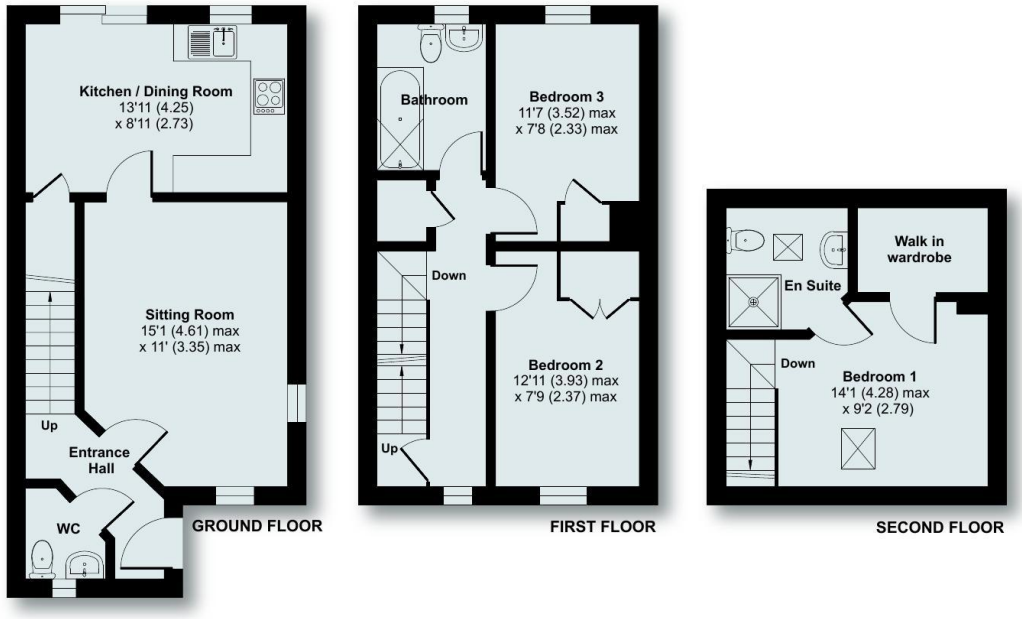
Council Tax Band – C



Bakers Lane, Shutlanger, Towcester, NN12

Approximate Area = 928 sq ft / 86.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Howkins & Harrison. REF: 1538325

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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.

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