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Caldecote
Towcester
Northamptonshire, NN12 8AG
£475,000 Detached



Department: Sales

Tenure: Freehold

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JACKSON GRUNDY IS DELIGHTED TO PRESENT THIS ATTRACTIVE, DETACHED AND INDIVIDUALLY DESIGNED FAMILY HOME, SET WITHIN THE PEACEFUL AND PICTURESQUE HAMLET OF CALDECOTE IN SOUTH NORTHAMPTONSHIRE.

GROUND FLOOR

- ENTRANCE HALL
- LOUNGE
- DINING ROOM
- KITCHEN/BREAKFAST ROOM
- WC
- UTILITY ROOM

FIRST FLOOR

- LANDING
 - BEDROOM ONE
 - EN-SUITE
 - BATHROOM
 - STUDY
 - BEDROOM TWO
 - BEDROOM THREE
-
-

OUTSIDE

- FRONT GARDEN
- DOUBLE GARAGE
- REAR GARDEN





THE PROPERTY

****No Onward Chain****

Jackson Grundy is delighted to present this attractive, detached and individually designed family home, set within the peaceful and picturesque hamlet of Caldecote in South Northamptonshire. The property enjoys an enviable position just one mile north of the historic market town of Towcester, with its wide range of shops, restaurants, leisure facilities and everyday amenities. The location also provides superb access to major transport links, including the M1 motorway at Junction 15A, the M40, the A5 and A43, as well as mainline train stations at both Milton Keynes and Northampton, which offer convenient and fast services into London Euston.

Beautifully maintained and well-presented throughout, this spacious home offers versatile accommodation, excellent storage solutions and double glazing throughout. From the moment you enter, the inviting entrance hall creates a warm first impression, enhanced by solid wood flooring that flows seamlessly through the ground floor living spaces. The bright and generously sized sitting room features a charming inglenook fireplace as its focal point, with sliding doors opening directly onto the rear garden, ideal for both relaxing and entertaining. To the opposite side of the entrance hall is the formal dining room, which provides a lovely setting for family meals and gatherings. This room leads effortlessly into the well-appointed kitchen, fitted with an excellent range of wall and base units, modern work surfaces, and enjoying pleasant views over the rear garden. A generous utility room offers additional work and storage space, while a convenient cloakroom completes the ground floor layout.

Upstairs, the carpeted landing leads to three well-proportioned bedrooms, each benefitting from built-in wardrobes. The main bedroom further enjoys the luxury of an en-suite shower room. The family bathroom is fitted with a panelled bath with shower mixer tap, a low-level WC and a pedestal wash basin. A study, positioned to the rear of the property, provides an ideal space for home working or quiet reading. Additional valuable storage can be found in the partly boarded loft, accessed via a pull-down ladder and equipped with lighting. Externally, the property continues to impress. A double garage and generous driveway offer ample off-road parking. The private rear garden provides a delightful outdoor retreat, featuring a combination of patio and decking areas perfect for outdoor dining, along with a well-kept lawn and mature planting that together create a peaceful and attractive setting.

EPC Rating: E. Council Tax Band: E







MATERIAL INFORMATION

Type	Detached
Age/Era	Ask Agent
Tenure	Freehold
Ground Rent	Ask Agent
Service Charge	Ask Agent
Council Tax	Band E
EPC Rating	E
Electricity Supply	Mains
Gas Supply	No Gas
Water Supply	Mains
Sewerage Supply	Mains
Broadband Supply	Ask Agent
Mobile Coverage	Depends on provider
Heating	Oil Heating
Parking	Off-street
EV Charging	Ask Agent
Accessibility	Ask Agent
Coastal Erosion Risk	Ask Agent
Flood Risks	Has not flooded in the last 5 years, No flood defences
Mining Risks	Ask Agent
Restrictions	Ask Agent
Obligations	No restrictions, No private right of way, No Public right of way
Rights and Easements	Ask Agent

LOCATION

Caldecote is a small village located in the county of Northamptonshire, England. The village is situated approximately 2 miles from the town centre of Towcester and 10 miles south of the city of Northampton. The village is surrounded by beautiful countryside and is home to a number of historic buildings and landmarks, including the church St. Augustine.

The nearby village of Tiffield has a rich history dating back to the medieval period. The village was mentioned in the Domesday Book of 1086 and was once home to a number of important figures.

Today, the village is a peaceful and picturesque place to live, with a strong sense of community and a range of local amenities, including a village hall, a pub, playing fields, pocket park and a primary school. There is also a secondary school in Towcester.

Despite its small size, Caldecote is well-connected to the surrounding area, with easy access to major roads. The village is located just off the A5, which provides easy access to the M1 motorway and the nearby towns of Towcester and Northampton. Overall, Caldecote is a charming and welcoming village that offers a high quality of life for its residents.

IMPORTANT NOTICE

Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

FLOORPLAN

TOTAL AREA: APPROX. SQ. METRES (SQ. FEET)

