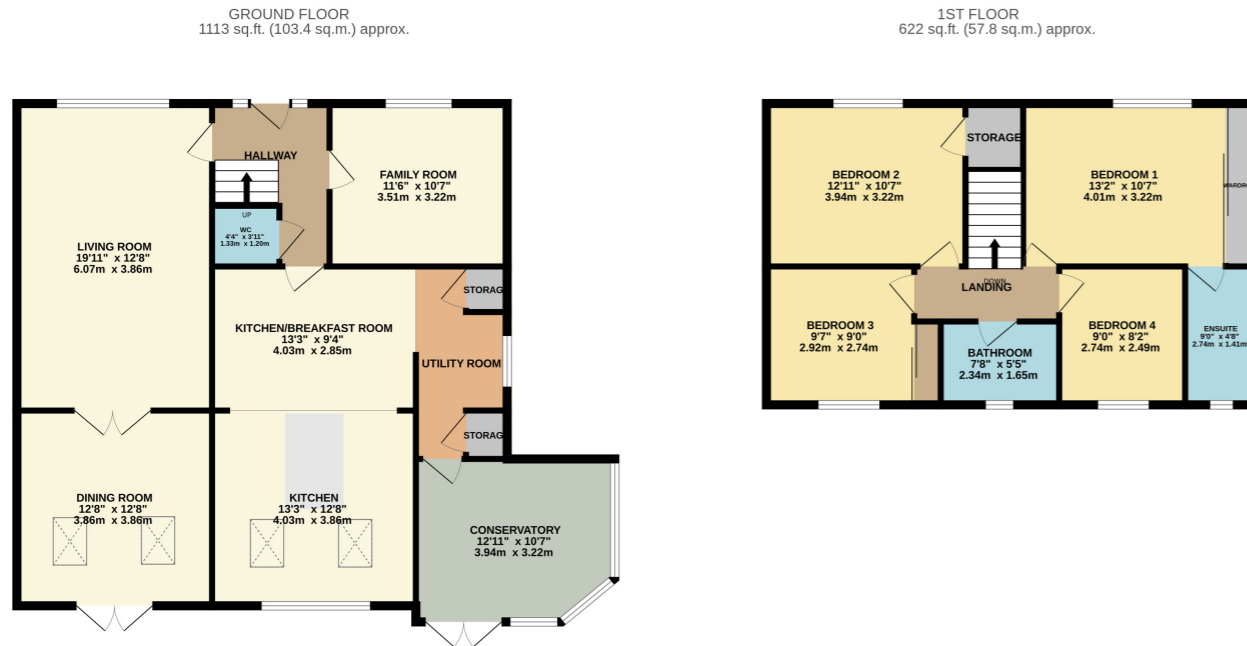


Make the right move!



TOTAL FLOOR AREA : 1735 sq.ft. (161.2 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 ©2025



**45 Nightingale Drive, Towcester,  
Northamptonshire. NN12 6RA.**

**£587,500 Freehold**

Edward Knight Estate Agents are delighted to offer to the market this immaculately presented four/five bedroom detached family home, situated down a private driveway within a quiet cul-de-sac in the highly desirable market town of Towcester, Northamptonshire.

Occupying a generous and secluded position, this substantial property offers versatile and spacious accommodation throughout, ideal for modern family living.

Upon entering, you are welcomed into a bright and inviting hallway leading to a range of well-proportioned reception rooms. The standout

**PROPERTY MISDESCRIPTIONS ACT 1991**

The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

### Entrance Hall

7' 8" x 12' 9" (2.34m x 3.89m)

Comprising of; UPVC door with double glazed windows either side. Radiator. Carpet flooring.

### Family Room

11' 0" x 10' 7" (3.35m x 3.23m)

Comprising of; Carpet flooring. Radiator. UPVC double glazed window to the front aspect.

### Living Room

12' 8" x 19' 11" (3.86m x 6.07m)

Comprising of; Carpet flooring. Radiator. UPVC Double glazed window to the front aspect. French doors to the rear aspect leading to Dining Room. Air-Conditioning Unit Wall Mounted. Brick fireplace with gas fire.

### Dining Room

12' 5" x 12' 8" (3.78m x 3.86m)

Comprising of; Carpet flooring. UPVC double glazed windows and patio doors leading to the rear garden. Radiator. Skylights above.

### Kitchen / Breakfast Room

20' 2" x 12' 11" (6.15m x 3.94m)

Comprising of; Kitchen Island with storage. Eye level and base level kitchen units. Integrated double electric oven. Electric hob and extractor fan over. UPVC double glazed window to the rear aspect and two skylights overhead. Space and plumbing for dishwasher. Kitchen sink and draining board with mixer tap over. Radiator.

### W/C

4' 4" x 3' 11" (1.32m x 1.19m)

Comprising of; W/C. Hand wash basin with mixer tap. Storage cupboard.

### Utility Room

5' 11" x 12' 6" (1.80m x 3.81m)

Comprising of; Two storage cupboards. Base level units. UPVC double glazed window to the side aspect. Radiator. Space, electric and plumbing for washing machine and tumble dryer.

### Conservatory

12' 11" x 10' 7" (3.94m x 3.23m)

Comprising of; Tile flooring. UPVC double glazed windows surrounding. Patio doors leading to rear garden.

### Master Bedroom

14' 4" x 10' 11" (4.37m x 3.33m)

Comprising of; Carpet flooring. Fitted Wardrobe. Radiator. Wall Mounted Air-Conditioning Unit. Door leading to ensuite.

### Ensuite To Master

4' 8" x 8' 0" (1.42m x 2.44m)

Comprising of; Hand wash basin with vanity unit. W/C. Bath with mixer taps over. Heated Towel Rail. UPVC double glazed window to the rear aspect.

### Bedroom Two

12' 11" x 10' 10" (3.94m x 3.30m)

Comprising of; Carpet flooring. Radiator. Storage cupboard. UPVC double glazed window to the front aspect.

### Bedroom Three

9' 7" x 8' 11" (2.92m x 2.72m)

Comprising of; Carpet flooring. Radiator. Fitted wardrobe. UPVC double glazed window to the rear aspect.

### Bedroom Four

8' 2" x 8' 10" (2.49m x 2.69m)

Comprising of; Carpet flooring. Radiator. UPVC double glazed window to the rear aspect.

### Bathroom

7' 8" x 5' 5" (2.34m x 1.65m)

Comprising of; Bath with shower over and screen. W/C. Hand wash basin with vanity unit under. UPVC double glazed window to the rear aspect.

### Detached Garage

Power and Lighting. Electric roller door.

