



Connells

London End
Upper Boddington Daventry



Property Description

Immaculate semi-detached property for sale in Upper Boddington!

This lovely three bedroom semi-detached is nestled in the unspoiled village of Upper Boddington, offering a perfect blend of tranquillity and convenience.

Upper Boddington is a charming village with a public house, local shop and church. The village is also home to a village hall with various activities and recreational field. The property is conveniently located near Banbury and Daventry, with easy access to the M40.

In brief, the property consists of; entrance hall, generous lounge/dining room, modern kitchen, utility/downstairs cloakroom and a conservatory. The first floor includes three well-proportioned bedrooms and the family bathroom.

Externally, there is a tarmac driveway and front and rear gardens. The rear garden is South-East facing and benefits from concrete and brick built sheds.

This property is available for sale with no onward chain.

Approach

Via driveway leading to the front door.

Entrance Hallway

With stairs rising to the first floor and a door leading into the lounge and kitchen.

Open Plan Lounge/Diner

30' 2" x 10' 9" (9.19m x 3.28m)

Lounge Area

Generously sized, light and airy lounge consisting of a feature fire place, an electric radiator, a double glazed window to front elevation and a door to the inner hallway.

Dining Area

Benefitting from a log burner, an electric radiator, tiled flooring, two velux windows, a double glazed window to rear elevation and French doors leading to the garden.

Kitchen

15' 1" x 8' 2" (4.60m x 2.49m)

Modern kitchen fitted with a range of wall and base units with complementary work surfaces over and upstand, incorporating a sink and drainer unit. Integrated appliances include; a Rangemaster cooker with induction hob and cooker hood over, a Bosch dishwasher and a fridge. Comprising a breakfast bar, ceiling spotlights, tiled flooring and double glazed windows to front and rear elevations.

Inner Hallway

With built-in storage cupboards, and doors to the downstairs shower room and the utility room.

Utility/Downstairs Cloakroom

3' 9" x 6' 7" (1.14m x 2.01m)

Fitted with a low level W/C and sink and drainer unit, in addition to ceiling spotlights, a

heated towel rail and an extractor fan. Providing space and plumbing for a washing machine.

Conservatory

5' 9" x 7' 3" (1.75m x 2.21m)

UPVC and brick construction, with tiled flooring, fitted wall lights, double glazed windows to side and rear elevation and a door leading to the garden.

First Floor

Landing

The stairs lead from the hallway. There is a built-in storage cupboard, access to the loft via ladder, with doors to all bedroom and the family bathroom.

Bedroom One

15' 5" x 8' 6" (4.70m x 2.59m)

Generously sized double bedroom benefitting from built-in wardrobes, an electric radiator and double glazed windows to front and rear elevations.

Bedroom Two

7' 8" x 11' (2.34m x 3.35m)

Double bedroom having a built-in wardrobe, an electric radiator and a double glazed window to front elevation.

Bedroom Three

7' 9" x 7' 4" (2.36m x 2.24m)

Comprising an electric radiator and a double glazed window to rear elevation.

Bathroom

Three piece suite, fitted with a wash hand basin, bath with shower over and a low level W/C. Having a heated towel rail, ceiling spotlights, partly tiled walls and a double glazed window to side elevation.

Outside

Front Of The Property

Tarmac driveway providing off road parking for several cars. There is a well-maintained front garden with flower beds and shrubs.

Rear Garden

Private and beautifully maintained South-east facing garden being mainly laid to lawn and fence enclosed. Having a patio area, concrete and brick built sheds, a green house, in addition to a bin store.

Outbuilding 1

13' 2" x 7' 9" (4.01m x 2.36m)

Concrete built, having power and light.

Outbuilding 2

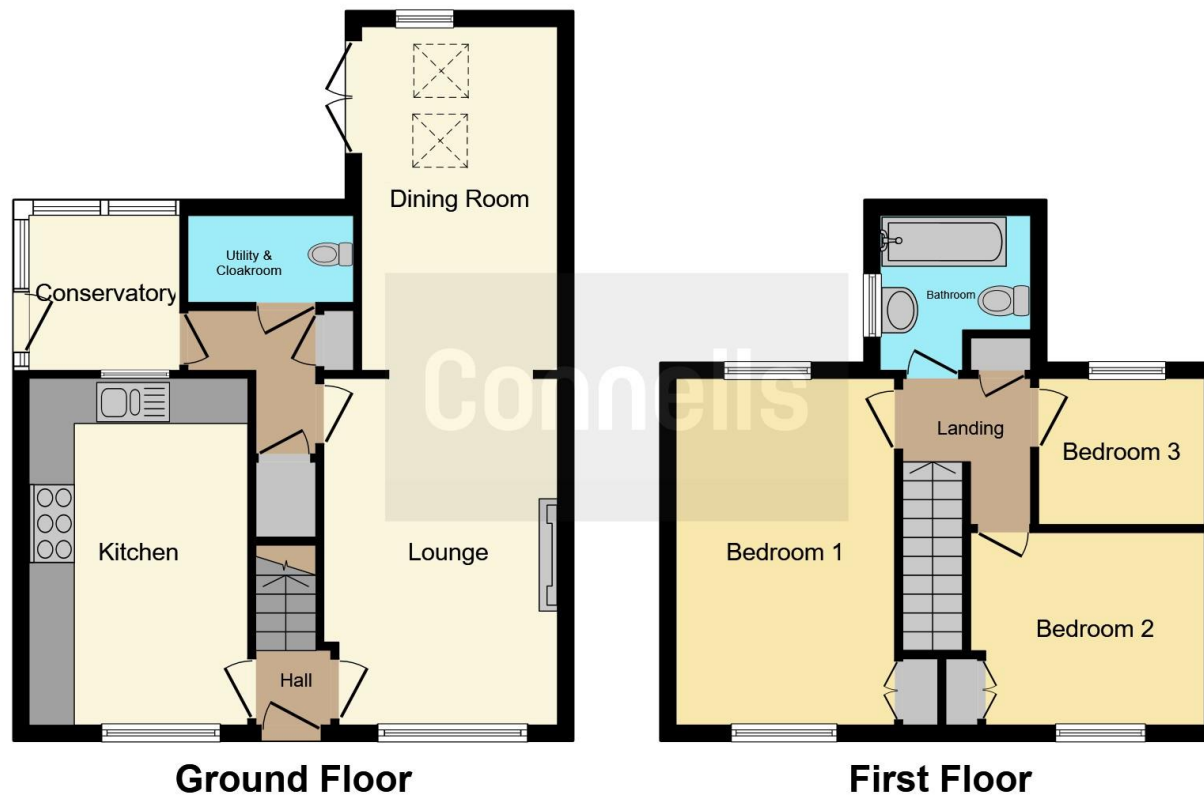
7' 8" x 4' 7" (2.34m x 1.40m)

Brick built, having power and light.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: E Council Tax
 Band: B

Tenure: Freehold

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