

# *3 The Green*

Braunston, Daventry, NN11 7HW

£415,000 Freehold





A very smart immaculately presented three bedroom detached cottage on the village green. The property has been refurbished to accommodate modern living with a stylish finish. There are exposed beams and brickwork. The accommodation comprises entrance hall, lounge, study, cloakroom, kitchen/dining, three bedrooms, bathroom and rear garden. EPC:E



## ENTRANCE HALL

Entered by uPVC double glazed door. Ceramic tiled floor. Stairs to first floor. Open plan to dining area. Glass cubes built-in. Doors to all rooms.

## STUDY 3.56m x 2.62m (11'8 x 8'7)

Double glazed window to front elevation. Ceramic tiled floor. Range of built-in cupboards. Exposed oak beam and fireplace.

## LOUNGE 4.09m x 3.68m (13'5 x 12'1)

Double glazed window to front elevation. Radiator. Inglenook fireplace with exposed beam and stone hearth. Exposed brickwork with multi fuel burner stove inset.

## KITCHEN/DINING ROOM 6.93m x 3.45m (22'9 x 11'4)

Double glazed window to rear elevation. Two skylights. uPVC double glazed French doors to garden. Open plan to dining/comfy area. Fitted with a bespoke range of floor and wall mounted cabinets and shelving with Granitquartz work surfaces. Polycarbonate sink and drainer with boiler/cold tap over. Built-in induction hob and electric oven. Stainless steel extractor fan over. Built-in dishwasher and washer/dryer. Built-in cupboards with built-in American style fridge/freezer.

## CLOAKROOM

Obscure double glazed window to side elevation. Ceramic tiled floor. Fitted with Basalt stone bespoke hand wash basin with bespoke taps and low level WC. Bespoke range of cupboards with oak wood surface. Fully tiled.

## FIRST FLOOR LANDING

Loft hatch. Built-in cupboard. Doors to all rooms.

## BATHROOM 3.10m x 2.44m (10'2 x 8')

Double glazed window to rear elevation. Tiled flooring. Fitted with double shower cubicle and bespoke bath with hot and cold taps. Bespoke basin with hot and cold tap over and cupboard below and low level WC with concealed cistern. Stainless steel heated towel rail. Fully tiled.

## BEDROOM ONE 3.56m x 2.62m (11'8 x 8'7)

Double glazed window to front elevation. Radiator.

## BEDROOM TWO 3.61m x 2.62m (11'10 x 8'7)

Double glazed window to front elevation. Radiator.

## BEDROOM THREE 3.10m x 2.44m (10'2 x 8'0)

Double glazed window to rear elevation. Radiator.

## OUTSIDE

### FRONT GARDEN

Pathway to front door.

### REAR GARDEN

Enclosed by wood panel fencing. Two Riverstone patio areas. Raised beds Large wooden Dutch shed. Decking area. Brick built outbuilding. Side access gate to front. Area for bins. External oil boiler.

## DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor.







Jackson Grundy | The Village Agency  
53-55 High Street  
Daventry  
Northamptonshire  
NN11 4BQ

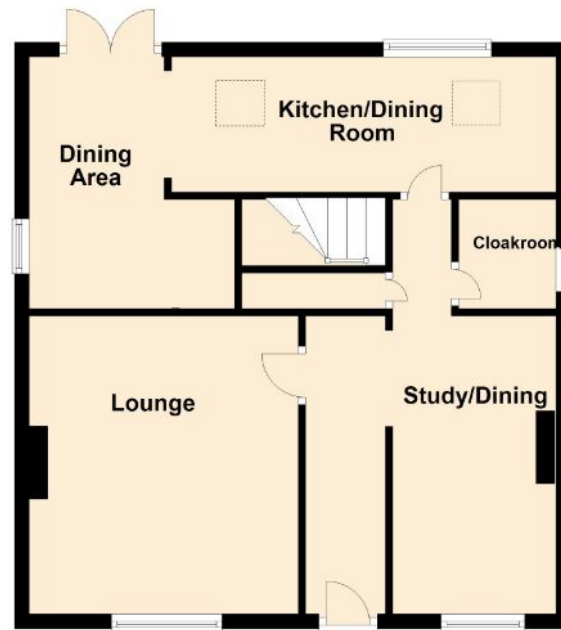
T: 01327 877555  
E: [daventry@jacksongrundy.co.uk](mailto:daventry@jacksongrundy.co.uk)  
F: 01327 300479  
W: [jacksongrundy.com](http://jacksongrundy.com)

**Platinum** ★★★★★  
**Trusted Service Award**  
For consistently delivering excellence 2020 **feefo**

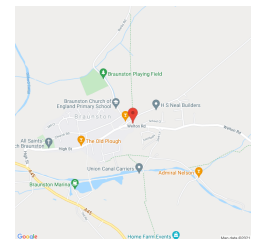
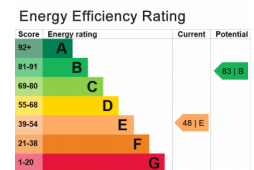
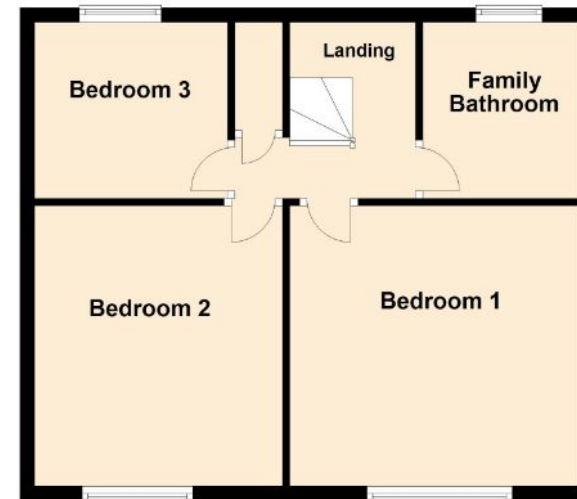
### Local Area Information

The village of Braunston is located in southwest Northamptonshire, just off the A45 which provides access to Northampton, Rugby and Coventry. Predominantly situated on a hill above the road and canals, Braunston has a number of amenities including public houses, restaurants and take away food, general stores, butcher, health and beauty salon, a six and a half acre field with access to the towpath and high street, known as jetty fields and gifted to the village, marina and primary school. Twinned with Quincy-Voisis in France, this popular village also supports numerous local groups, clubs and societies in the village hall and parish church. The latter is also used as a local landmark due to its dominating position, as is the former windmill which now stands without its sails. Additional amenities to include secondary schooling and medical facilities can be found in the old market town of Daventry just 3 miles away, and for travel further afield, M1 junction 18 is situated approximately 7 miles north of this thriving village.

**Ground Floor**



**First Floor**



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.