



23 High Street, Braunston, Daventry, NN11 7HR
Guide Price £385,000 Freehold

OFFERED WITH NO UPPER CHAIN. Nestled in the picturesque village of Braunston, this charming two bedroom detached bungalow. The property features a beautifully manicured garden, plentiful off road parking and a garage. The full accommodation comprises; entrance porch into hallway, lounge with log burner, kitchen opening onto the garden room, refitted shower room and two double bedrooms. To the front, a spacious block paved driveway and to the rear, and lawned garden with multiple entertaining areas. Viewing recommended. EPC Rating: C. Council Tax Band: C

No Upper Chain | Detached Bungalow | Garage | Village Location | Spacious Driveway | uPVC Double Glazing

modern marketing · traditional values

ENTRANCE PORCH

Leaded double glazed entrance door. Door to:

HALLWAY

Radiator. Access to loft space. Built in cupboard.
Doors to:

LOUNGE 4.24m x 3.33m (13'11 x 10'11)

Double glazed window to front elevation. Two double glazed windows to side elevation. Radiator. Inset multi fuel cast iron fireplace with granite hearth.

KITCHEN 3.20m x 3.02m (10'6 x 9'11)

Double glazed window to rear elevation. Double glazed window to side elevation. Double glazed door to outer hall. Wall and base bespoke units. Luxury vinyl flooring. Polycarbonate sink and drainer with soft water filter and pump. High level double ovens, halogen hob and extractor. Built in dishwasher, fridge/freezer and washing machine. Luxury work surfaces and back stands. Tiling to splash back areas. Radiator.

BEDROOM ONE 3.78m x 3.35m (12'5 x 11'0)

Double glazed window to rear elevation. Radiator

BEDROOM TWO 3.66m x 3.35m (12'0 x 11'0)

Double glazed window to front elevation. Radiator.

SHOWER ROOM

Obscure double glazed window to rear elevation. Stainless steel heated towel rail. Fully tiled. Suite comprising low level WC, sink built into cupboard and double shower cubicle with shower over.

OUTER HALL

All obscure double glazed and obscure double glazed door to:

GARDEN ROOM 3.96m x 1.80m (13'0 x 5'11)

All double glazed with leaded double glazed door to garden.

OUTSIDE

FRONT GARDEN

Enclosed by brick walls and wrought iron double gates to block paved off road parking. Raised slated area. Mature shrubs. Gated access to garden and obscure double glazed door to outer hall.

GARAGE 5.84m x 2.95m (19'2 x 9'8)

Electric doors and door to rear. Obscure double glazed window to rear elevation.

REAR GARDEN

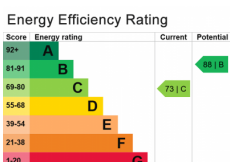
Enclosed by wooden panelled fencing. Riverstone patio area. Pathways and hardstanding and shed. Coal bunker and wood store. Mainly laid to lawn with mature tree and shrub borders. Gated access to driveway.

AGENTS NOTE

Loft foam sprayed 2018.

DRAFT DETAILS

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

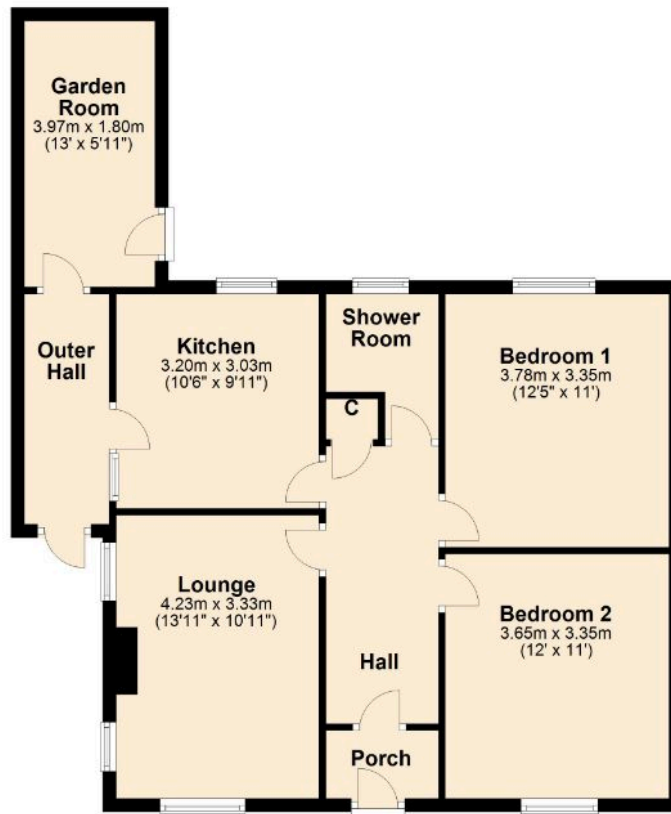


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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.

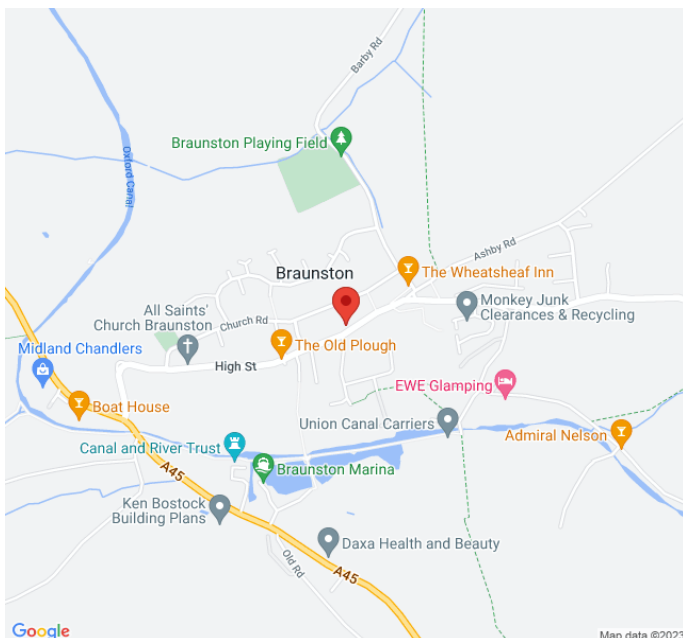
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Ground Floor

Approx. 76.2 sq. metres (820.2 sq. feet)



Total area: approx. 76.2 sq. metres (820.2 sq. feet)



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-Voisins 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.

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