



76 Morning Star Road, Daventry, Northamptonshire, NN11 9AA
Offers In Excess Of £300,000 Freehold

An immaculately presented three bedroom (formerly four and easily restored) town house. The ground floor accommodation comprises entrance hall, WC, kitchen / dining room and utility room. To the first floor bedroom one has an en-suite and there is a generously sized lounge. On the second floor there are three bedrooms and a family bathroom. Outside offers a driveway and carport to the front and to the rear is a private rear garden with decking and patio areas perfect for entertaining. EPC Rating C. Council Tax Band E.

Terraced | Townhouse | Off Street Parking | Well Maintained Throughout | Private Rear Garden | Sought After Location

modern marketing · traditional values

ENTRANCE HALL

Entrance via composite front door. Stairs rising to first floor landing.

CLOAKROOM

Wash hand basin and WC.

KITCHEN / DINING ROOM 5.82m x 2.92m (19'1 x 9'7)

uPVC double glazed windows to front and rear elevations. Radiator. Fitted with a range of wall, base and drawer units with work surfaces over. Built in oven, hob and extractor hood. Built in fridge / freezer. Sink and drainer unit. Black splash back tiling.

UTILITY ROOM 1.93m x 1.55m (6'4 x 5'1)

Door to rear elevation. Sink unit. Space for white goods. Gas boiler. Understairs storage cupboard.

FIRST FLOOR LANDING

uPVC double glazed window to front elevation. Stairs rising to second floor landing.

LOUNGE 5.84m x 3.38m (19'2 x 11'1)

uPVC double glazed windows to front and rear elevations. Two radiators. Electric fireplace.

BEDROOM ONE 5.84m x 2.90m (19'2 x 9'6)

uPVC double glazed windows to front and rear elevations. Two radiators. Fitted wardrobes. Door to:

EN-SUITE 1.93m x 2.06m (6'4 x 6'9)

uPVC double glazed window to rear elevation. Chrome heated towel rail. Suite comprising Bath with shower over, wash hand basin and WC. Splash back tiling. Tiled floor.

SECOND FLOOR LANDING

uPVC double glazed window to front elevation. Doors to:

BEDROOM TWO 5.84m x 3.40m (19'2 x 11'2)

uPVC double glazed windows to front and rear elevations. Two radiators. Fitted wardrobes.

BEDROOM THREE 3.78m max x 5.64m max (12'5 max x 18'6 max)

Formerly bedrooms three and four which could easily be restored to two separate bedrooms. Two uPVC double glazed windows to rear elevation. Two radiators. Two doors leading onto landing.

BATHROOM 1.93m x 1.98m (6'4 x 6'6)

uPVC double glazed window to front elevation. Radiator. Suite comprising bath, WC and wash hand basin. Tiled walls.

OUTSIDE

FRONT GARDEN

Overlooking the development park. Low maintenance garden with path leading to front door. Driveway providing off road parking leading to carport.

CARPORT 5.84m x 3.38m (19'2 x 11'1)

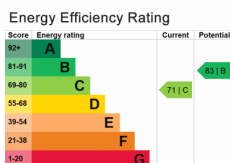
Door to rear elevation.

REAR GARDEN

Several patio and decking area. Side access to carport. Low maintenance strip of lawn through the centre of the garden.

DRAFT DETAILS

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

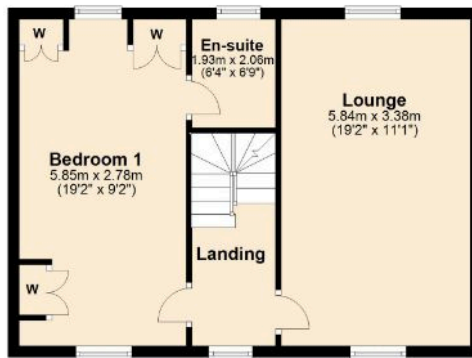


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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

76 Morning Star Road, Daventry, Northamptonshire NN11 9AA
Offers In Excess Of £300,000 Freehold

First Floor

Approx. 47.2 sq. metres (508.0 sq. feet)



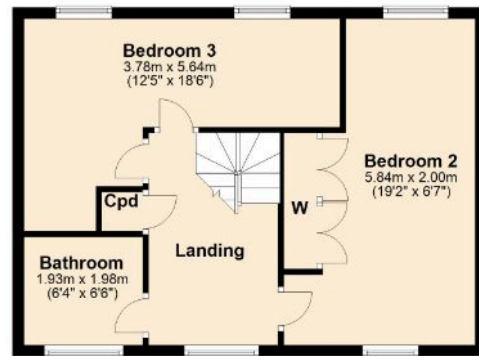
Ground Floor

Approx. 46.9 sq. metres (504.8 sq. feet)



Second Floor

Approx. 46.5 sq. metres (500.9 sq. feet)



Total area: approx. 140.6 sq. metres (1513.6 sq. feet)



LOCAL AREA INFORMATION

Daventry is a Northamptonshire market town that has been subject to a large amount of development since the 1950s and 1960s. Occasionally still known and pronounced locally as Daintree (alternative spelling Danetre), this old name for the town was mentioned in William Shakespeare's Henry VI, Part I which refers to "the red-nosed innkeeper of Daintree". The old centre retains many of its historic features including the ironstone built 18th Century church and Moot Hall and continues to hold markets on the High Street every Tuesday and Friday. Of course, modern retailers and facilities now sit alongside such. Daventry offers schooling at both primary and secondary levels as well as a leisure centre, library, dentist, GP surgeries, optician and hospital facilities. Transport links are excellent due to its close proximity with two M1 junctions (16 and 18), the A45 Northampton to Coventry ring road, A5 Watling Street and A361 Banbury road as well as mainline rail access from Rugby (10 miles) and Long Buckby (5 miles) stations.

76 Morning Star Road, Daventry, Northamptonshire NN11 9AA
Offers In Excess Of £300,000 Freehold

