



19 The Haystack, Daventry, Northamptonshire, NN11 0NZ
Guide Price £340,000 Freehold

A smart and spacious four bedroom with study or alternatively a five bedroom townhouse, with garage and off road parking, situated on the desirable Lang Farm area, overlooking parkland views. The property offers versatile and immaculately presented accommodation with en-suite to bedroom one, family bathroom and three bedrooms, study or fifth bedroom plus views over the country park. To the ground floor is the entrance hall, study/bedroom, WC and kitchen/dining room. On the first floor is a lounge and bedroom one with en-suite and to the second floor are three bedrooms and a bathroom. Outside is an enclosed rear garden with access to garage and parking for several cars. Council Tax band D. EPC Rating TBC.

Four / Five Bedroom Town House | Garage & Off Road Parking For Multiple Cars | Kitchen / Dining Room | Quiet Cul-De-Sac Location | En-Suite To Main Bedroom | Well Presented

modern marketing · traditional values

ENTRANCE HALL

Hardwood entrance door with obscure double glazed side panels. Radiator. Luxury vinyl flooring. Staircase rising to first floor landing. Doors to:

STUDY / BEDROOM FIVE 3.48m x 2.46m (11'5 x 8'1)

Double glazed bay window to front elevation. Radiator.

KITCHEN / DINING ROOM 5.16m x 4.39m (16'11 x 14'5)

Sliding patio doors to rear elevation. Designer radiator. Fitted with a range of wall mounted and base level cupboards and drawers with granite work surfaces over and upstands. Gas hob, electric oven with stainless steel extractor over. Stainless steel sink and drainer with hot and cold tap over. Built in dishwasher, fridge/freezer and washing machine. Luxury vinyl flooring.

CLOAKROOM

Radiator. Low level WC and wash hand basin. Tiling to splash areas. Storage area. Luxury vinyl flooring.

FIRST FLOOR LANDING

Staircase rising to second floor landing. Radiator. Doors to:

LOUNGE 2.90m x 4.39m (9'6 x 14'5)

Double glazed window and French doors to rear elevation. Two radiators. Laminate style flooring.

BEDROOM ONE 4.93m x 3.00m (16'2 x 9'10)

Bay window to front elevation. Radiator. Built in wardrobes

EN-SUITE 0.91m x 1.09m (3'0 x 3'7)

Obscure double glazed window to front elevation. Radiator. Ceramic tiled floor. Suite comprising shower cubicle and shower, low level WC and pedestal wash hand basin. Tiling to splash back areas.

SECOND FLOOR LANDING

Access to loft space. Cupboard. Radiator. Doors to:

BEDROOM TWO 3.94m x 2.39m (12'11 x 7'10)

Double glazed window to rear elevation. Radiator.

BEDROOM THREE 3.94m x 2.44m (12'11 x 8'0)

Double glazed window to front elevation. Radiator.

BEDROOM FOUR 2.06m x 1.85m (6'9 x 6'1)

Double glazed window to rear elevation. Radiator.

BATHROOM 1.80m x 1.57m (5'11 x 5'2)

Obscure double glazed window to front elevation. Radiator. Ceramic tiled flooring. Three piece suite comprising bath, low level WC and pedestal wash hand basin. Tiling to splash back areas.

OUTSIDE

FRONT GARDEN

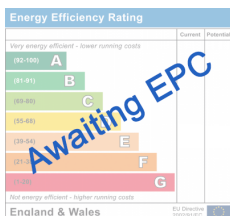
Low maintenance slate area. Path and steps to entrance door. Driveway to garage with up and over door. Gravelled area for parking and wooden gate to garden.

REAR GARDEN

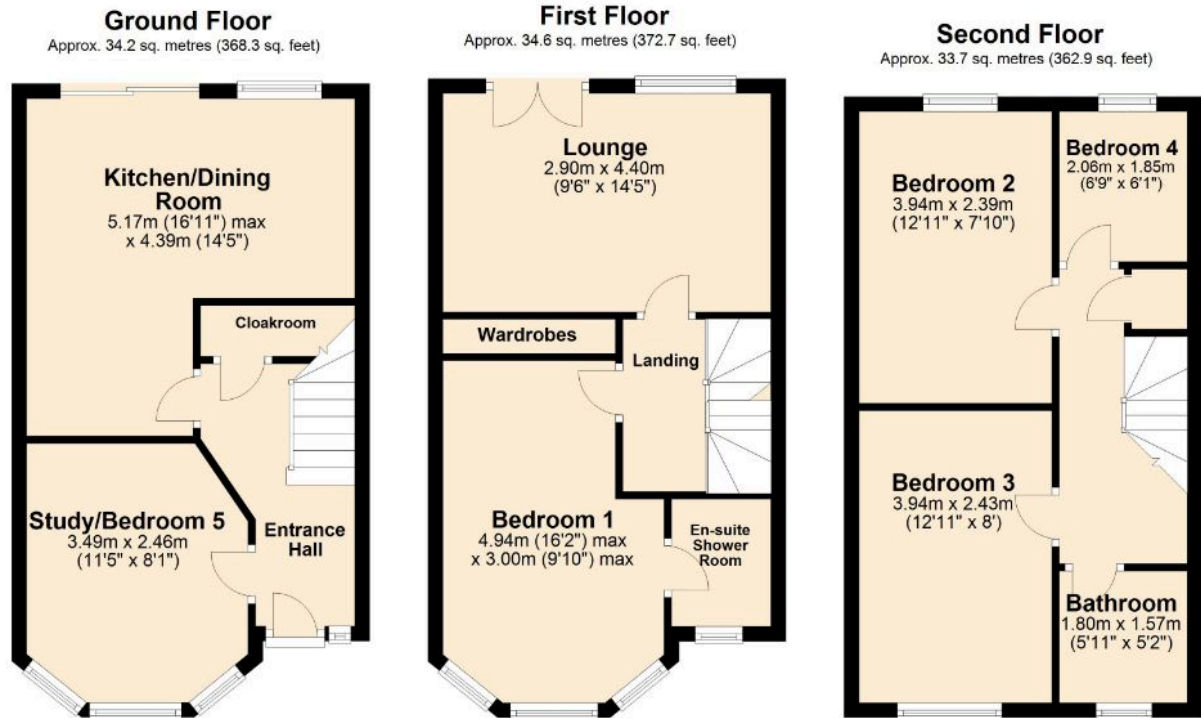
Enclosed by wooden panelled fencing and side gate to driveway. Door to garage. Luxury patio area. Slate sun area with pergola over. Artificial lawn.

DRAFT DETAILS

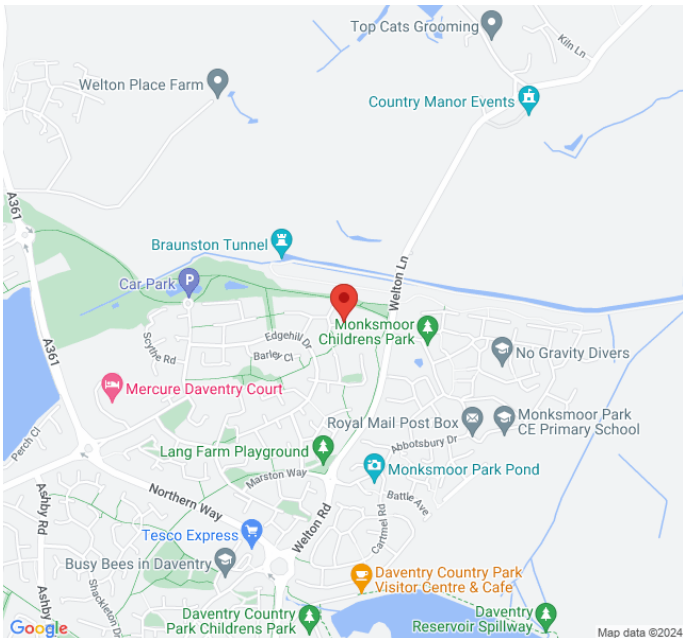
At the time of print, these particulars are awaiting Vendor(s) approval.



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.



Total area: approx. 102.6 sq. metres (1103.9 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.

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