



**18 Elder Drive, Daventry, Northamptonshire, NN11 0XE**  
**Offers In Excess Of £300,000 Freehold**

Situated on the sought after Ashby Fields development is this four bedroom detached home. Offered to the market with no onward chain and recent refurbishment. The property comprises generously proportioned accommodation throughout, including a 16ft lounge, 16ft Kitchen and 17ft conservatory. Outside provides access to a double garage, off road parking for multiple vehicles and private enclosed rear garden. EPC Rating: C. Council Tax Band: D

**Detached | Four Bedrooms | Double Garage | Well Maintained Throughout | No Onward Chain | Sought After Location**

**modern marketing · traditional values**

### ENTRANCE HALL

Wooden entrance door with obscure double glazed panels. Radiator. Door to WC.

### WC

uPVC obscure uPVC double glazed window to side elevation. Radiator. Suite comprising low level WC and wash hand basin. Tiling to splash back areas.

### LOUNGE 3.40m x 4.95m (11'2 x 16'3)

uPVC double glazed window to side elevation. Radiator. Electric fireplace with decorative mantel. Double doors to dining room.

### KITCHEN 3.25m x 4.98m (10'8 x 16'4)

uPVC double glazed window to front elevation. Radiator. Wall and base units with work surfaces over. Gas hob, oven and extractor over. Stainless steel sink with drainer and mixer tap. Door to garden.

### DINING ROOM 2.90m x 3.78m (9'6 x 12'5)

Double glazed window sliding doors to conservatory. Radiator.

### CONSERVATORY 4.44m x 2.90m (14'7 x 9'6)

uPVC double glazed windows. Double doors to garden. Door to garage.

### FIRST FLOOR LANDING

uPVC double glazed window to rear elevation.

### BEDROOM ONE 2.79m x 4.01m (9'2 x 13'2)

uPVC double glazed window to side elevation. Radiator. Built in storage. Door to:

### EN-SUITE

uPVC obscure double glazed window to rear elevation. Radiator. Suite comprising low level WC, pedestal wash hand basin and shower cubicle. Tiling to splash back areas.

### BEDROOM TWO 2.79m x 3.43m (9'2 x 11'3)

uPVC double glazed windows to front and side elevations. Radiator.

### BEDROOM THREE 3.18m x 2.03m (10'5 x 6'8)

uPVC double glazed window to side elevation. Radiator.

### BEDROOM FOUR 2.59m x 3.02m (8'6 x 9'11)

uPVC double glazed window to front elevation. Radiator.

### BATHROOM 1.68m x 2.03m (5'6 x 6'8)

uPVC obscure double glazed window to front elevation. Radiator. Suite comprising low level WC, pedestal wash hand basin and bath with shower over. Tiling to splash back areas.

### OUTSIDE

#### FRONT GARDEN

Low maintenance garden. Path to front door.

#### DOUBLE GARAGE 5.23m x 5.13m (17'2 x 16'10)

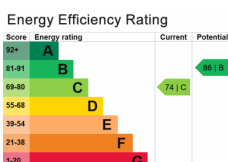
Up and over door.

#### REAR GARDEN

Mainly laid to lawn. Enclosed by panelled fencing.

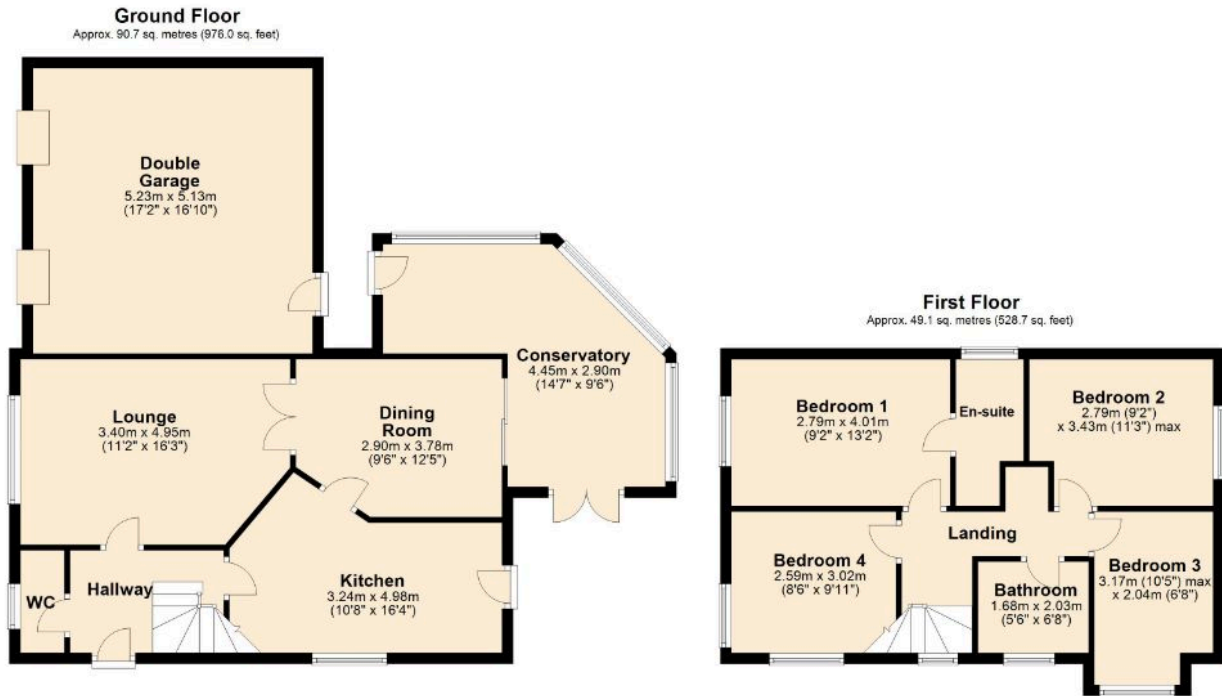
#### DRAFT DETAILS

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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Total area: approx. 139.8 sq. metres (1504.7 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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