



6 Luffield Close, Daventry, Northamptonshire, NN11 2AF
Guide Price £270,000 Freehold

A modern and well presented two double bedroom property. The property benefits cloakroom, en-suite and bathroom with an enclosed rear garden. Located on a lovely quiet close on the Monksmoor Estate on the edge of Daventry. The accommodation comprises hall, cloakroom, kitchen/dining room, lounge, two double bedrooms, en-suite and family bathroom. Outside is an enclosed rear garden. EPC Rating: B. Council Tax Band: C

Two Double Bedrooms | En-Suite Cloakroom & Bathroom | Kitchen/Dining Room | Enclosed Rear Garden | Two Off Road Parking Spaces | Gas Radiator Heating

modern marketing · traditional values

ENTRANCE HALL

Double glazed entrance door. Luxury vinyl flooring. Radiator. Staircase rising to first floor landing. Doors to:

WC

Double glazed window to rear elevation. Radiator. Suite comprising low level WC and wash hand basin. Luxury vinyl flooring. Tiling to splash back areas.

KITCHEN/DINING ROOM 4.83m x 2.08m (15'10 x 6'10)

Double glazed window to front elevation. Radiator. Wall and base units with roll top work surfaces over. Built in dishwasher, fridge/freezer and washing machine. Electric oven, gas hob and extractor over. Stainless steel splash back areas. Stainless steel sink unit with mixer tap over.

LOUNGE 3.56m x 4.17m (11'8 x 13'8)

Double glazed French doors to garden. Double glazed window to rear elevation. Radiator.

FIRST FLOOR LANDING

Access to loft space. Doors to:

BEDROOM ONE 3.05m x 3.05m (10'0 x 10'0)

Double glazed window to rear elevation. Radiator. Built in cupboard. Built in wardrobe. Door to:

EN-SUITE 2.57m x 0.99m (8'5 x 3'3)

Luxury vinyl flooring. Low level WC, pedestal wash hand basin and shower cubicle. Tiling to splash back areas.

BEDROOM TWO 2.46m x 4.17m (8'1 x 13'8)

Double glazed window to front elevation. Radiator. Built in cupboard.

BATHROOM 1.93m x 2.08m (6'4 x 6'10)

Three piece suite comprising low level WC, pedestal wash hand basin and bath with shower over. Tiling to splash back areas. Luxury vinyl flooring.

OUTSIDE

FRONT GARDEN

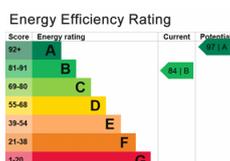
Two off road parking spaces with path to front door. Mature shrubs and borders.

REAR GARDEN

Enclosed by wooden panelled fencing. Slabbed patio area and pathway leading to rear access gate. Mainly laid to lawn.

DRAFT DETAILS

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

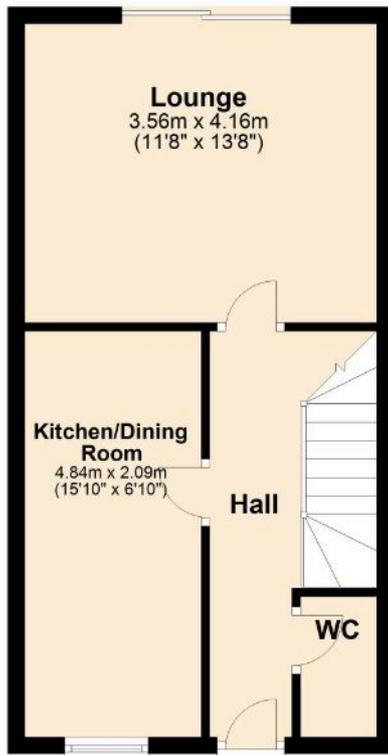


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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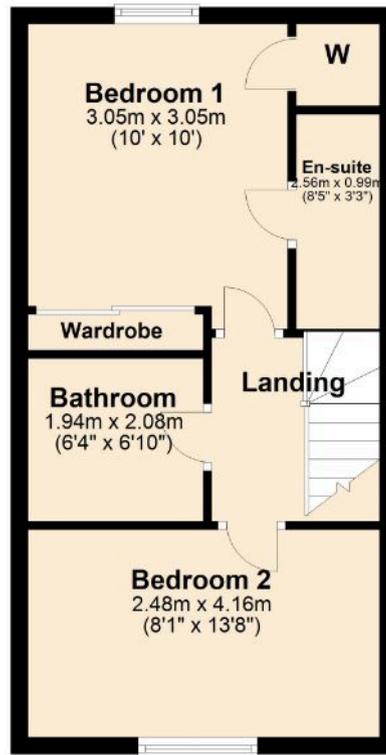
Ground Floor

Approx. 35.4 sq. metres (381.0 sq. feet)

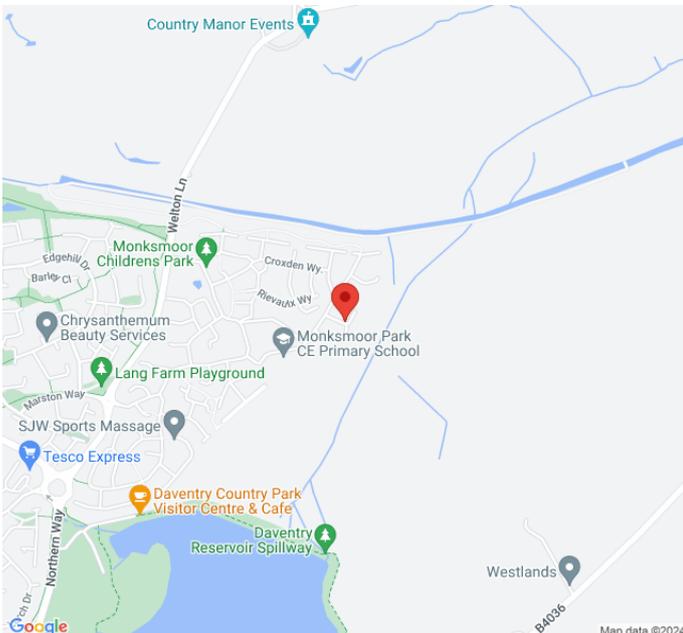


First Floor

Approx. 35.4 sq. metres (381.0 sq. feet)



Total area: approx. 70.8 sq. metres (762.0 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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