



**2 Winderemere Close, Daventry, Northamptonshire, NN11 9ED
£250,000 Freehold**

Introducing to the market a two bedroom semi detached bungalow located in the sought after Drayton area of Daventry. The full accommodation comprises entrance hall, kitchen, lounge, inner hall, two double bedrooms and a shower room. Outside, the front garden is laid to lawn and the rear garden is enclosed with a spacious gated driveway to the side of the property. EPC Rating: D. Council Tax Band: B

Semi Detached Bungalow | Desirable Location | Driveway & Off Road Parking | Two Double Bedrooms | UPVC Double Glazing & Gas Radiator Heating | Private Enclosed Rear Garden

modern marketing · traditional values

ENTRANCE HALL

Enter via obscure UPVC double glazed door on side elevation. Radiator. Built in storage cupboard. Doors to: -

KITCHEN 3.12m x 2.06m (10'3" x 6'9")

UPVC double glazed windows to front and side elevations. Radiator. Range of base and eye level units with worktop surfaces over incorporating stainless steel sink unit and drainer. Tiled splash back areas. Built in oven and induction hob with extractor over.

LOUNGE 5.66m x 3.23m (18'7" x 10'7")

Maximum

UPVC double glazed window to front elevation. Radiator.

INNER HALL

Built in storage cupboard. Doors to: -

BEDROOM ONE 4.11m x 2.64m (13'6" x 8'8")

UPVC double glazed window to rear elevation. Radiator.

BEDROOM TWO 2.95m x 2.67m (9'8" x 8'9")

UPVC double glazed door to rear garden with side panels. Radiator.

SHOWER ROOM

Obscure UPVC double glazed window to side elevation. Heated towel rail. Suite comprising low level WC, wash hand basin in vanity unit with mixer tap over, and shower cubicle. Fully tiled.

OUTSIDE

FRONT GARDEN

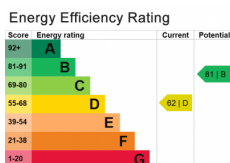
Laid to lawn with a driveway providing off road parking.

REAR GARDEN

Mainly laid to lawn with a patio area. Enclosed with gated side access. Garage.

DRAFT DETAILS

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

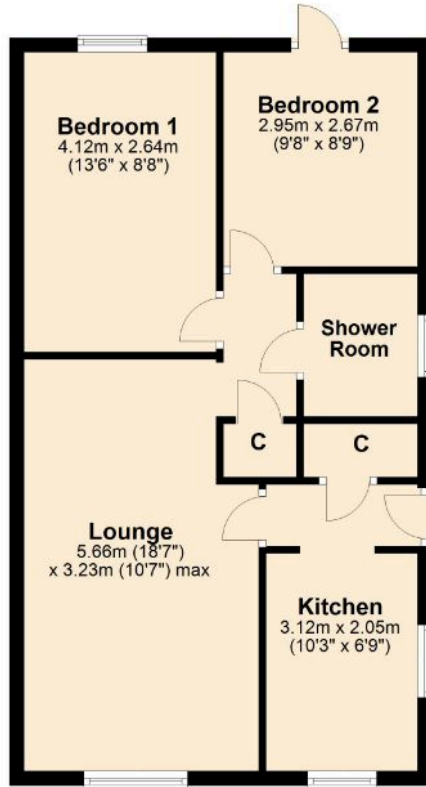


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property 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. 53.5 sq. metres (576.3 sq. feet)



Total area: approx. 53.5 sq. metres (576.3 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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