

42 The Haystack, Daventry, Northampton, NN11 0NZ
Guide Price £285,000 Freehold

A well presented and spacious three double bedroom property, with garage and off road parking, located on the desirable Lang Farm area. The property offers adaptable and immaculately presented accommodation on the first floor; with an en-suite to bedroom one, family bathroom and a further two double bedrooms. To the ground floor is the entrance hall, WC, kitchen, lounge/ diner and conservatory. Outside is an enclosed south facing rear garden with access to garage and off road parking. Council Tax Band C . EPC Rating C.

Three Bedroom Semi-Detached | Beautifully Maintained Throughout | Off Road Parking | En-Suite | Garage | Sought after Location

modern marketing · traditional values

ENTRANCE

uPVC double glazed obscure window to side elevation. Radiator. Solid wood door with obscure double glazed panel. Wooden flooring.

KITCHEN 2.67m x 2.59m (8'9 x 8'6)

uPVC double glazed window to front elevation. Radiator. Roll top work surfaces. A range of wall and based units. Oven and gas hob. Tiled splash back areas. . Concealed extractor fan. Stainless steel sink with draining board. Stainless steel tap.

WC

Low level WC. Pedestal sink. Tiling to splash back areas.

LOUNGE / DINING ROOM 5.11m x 3.76m (16'9 x 12'4)

uPVC double glazed window to rear elevation. Two radiators. Wooden flooring. Storage cupboard. uPVC double glazed sliding doors to:

CONSERVATORY 2.82m x 3.45m (9'3 x 11'4)

uPVC double glazing. Electric radiator. Door to garden.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE 2.95m x 3.12m (9'8 x 10'3)

uPVC double glazed window to rear elevation. Radiator. Built in wardrobe. Door to:

EN-SUITE 1.45m x 1.65m (4'9 x 5'5)

Low level WC. Vanity sink unit with stainless steel mixer tap. Shower. Heated towel rail. Tiling to splash back areas.

BATHROOM 1.91m x 1.65m (6'3 x 5'5)

Radiator. Low level WC. Pedestal sink. Shower.

BEDROOM TWO 2.54m x 3.73m (8'4 x 12'3)

uPVC double glazed window to front elevation. Radiator.

BEDROOM THREE 6.65m x 2.51m (21'10 x 8'3)

Two uPVC double glazed windows to front and rear elevation. Two radiators.

OUTSIDE

FRONT GARDEN

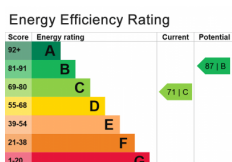
Landscaped with gravel. Path to front door.

REAR GARDEN

Mature enclosed south facing garden. Decking. Mainly laid to lawn. Access to garage.

DRAFT DETAILS

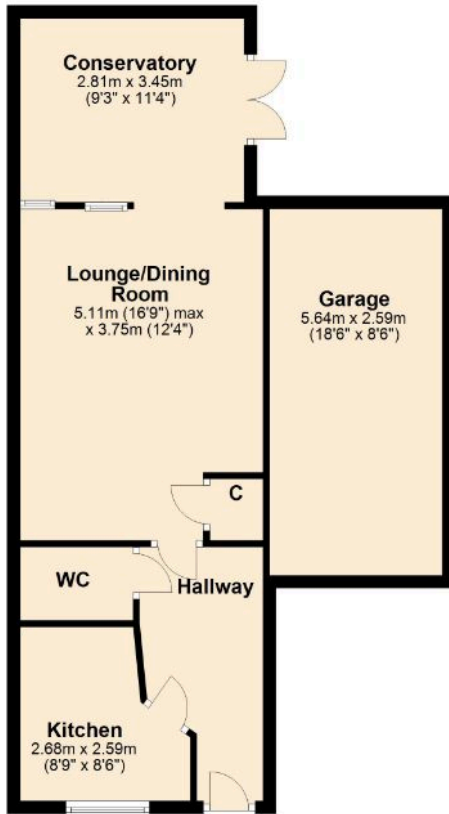
At the time of print, these particulars are awaiting approval from the Vendor(s).



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.

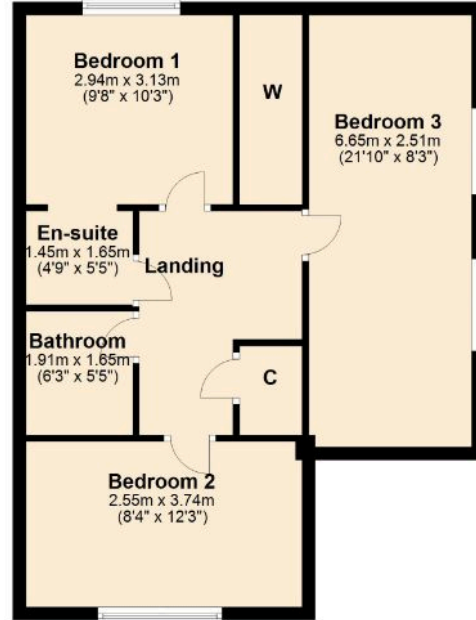
Ground Floor

Approx. 58.7 sq. metres (632.2 sq. feet)



First Floor

Approx. 56.2 sq. metres (605.5 sq. feet)



Total area: approx. 115.0 sq. metres (1237.7 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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