



18 Livingstone Road, Daventry, Northamptonshire, NN11 0RG
Offers Over £300,000 Freehold

Situated in the sought after location of Ashby Fields which is beautifully kept, is this three bedroom detached home. Offering well-proportioned accommodation throughout, the ground floor comprises, entrance hall, WC, generously sized lounge, conservatory and renovated kitchen. To the first floor is main bedroom with en-suite, second bedroom, third bedroom & bathroom. Outside offers a well manicured private rear garden. The front of the property benefits from off road parking for multiple vehicles and access to a garage. EPC: C. Council Tax: C.

Detached | Three Bedrooms | Good Condition Throughout | En-Suite | Conservatory | Garage

modern marketing · traditional values

ENTRANCE HALL

uPVC double glazed window to side elevation.
Radiator. Entrance via composite door. Access to WC/Lounge and kitchen.

WC

uPVC double glazed window to side elevation.
Radiator. WC. Wash hand basin. Blind. Full height tiling.

LOUNGE 4.37m x 3.33m (14'4 x 10'11)

uPVC double glazed window to front elevation.
Two radiators. Made to measure blind. French doors leading to conservatory which are double glazed to rear elevation.

KITCHEN/DINING ROOM 4.55m x 3.89m (14'11 x 12'9)

uPVC double to front elevation and rear elevation.
uPVC double glazed composite framed door leading to garden. Radiator. Stairs leading to first floor. Integrated appliances include oven, hob and extractor hood. Space for white goods include fridge freezer and washing machine. Wall and base units with slate style work top surface. Luxury vinyl flooring and made to measure blind.

CONSERVATORY 2.49m x 3.33m (8'2 x 10'11)

uPVC double glazed door leading to garden.
uPVC double glazed window to rear elevation.
Laminate flooring.

LANDING

Access to all rooms. Access to loft hatch.

BEDROOM ONE 2.90m x 3.25m (9'6 x 10'8)

uPVC double glazed window to rear elevation.
Radiator. Fitted wardrobes. Made to measure blinds. Archway leading to en-suite. Full height tiling. Chrome heated towel rail. Wash hand basin. Shower cubicle. uPVC double glazed to front elevation.

BEDROOM TWO 3.05m x 2.34m (10' x 7'8)

uPVC double glazed to rear elevation. Radiator.
Made to measure blind. Fitted wardrobes.

BEDROOM THREE 2.21m x 2.11m (7'3 x 6'11)

uPVC double glazed window to front elevation.
Radiator. Made to measure blind.

BATHROOM 2.21m x 1.80m (7'3 x 5'11)

uPVC double glazed window to front elevation.
Chrome heated towel rail. Made to measure blind.
Bath with overhead shower. Wash hand basin.
WC. Full height tiling.

OUTSIDE

FRONT

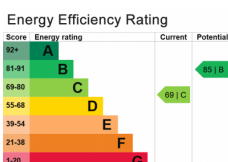
Off road parking for multiple vehicles and direct access to garage.

REAR GARDEN

Two small patio areas. Small lawn with well-manicured borders with shrubs and bushes. Door to garage. There is access from back garden to garage by pedestrian door.

DRAFT DETAILS

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

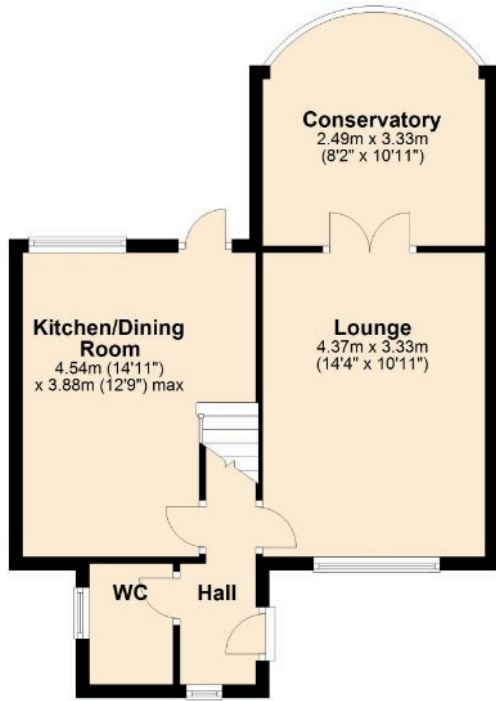


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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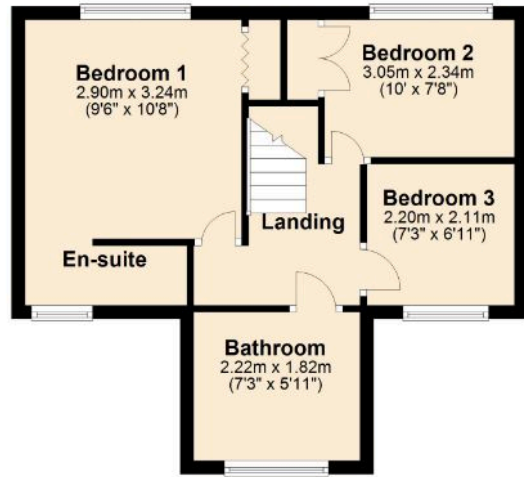
Ground Floor

Approx. 47.2 sq. metres (507.9 sq. feet)



First Floor

Approx. 37.0 sq. metres (398.4 sq. feet)



Total area: approx. 84.2 sq. metres (906.3 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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