

5 Hill Row, Braunston, Daventry, NN11 7HU
£254,850 Freehold

Situated within the sought-after village of Braunston is this charming two-bedroom terraced house. Set within a private cul-de-sac, it offers utter seclusion and security. The ground floor benefits from a generous lounge and a large kitchen/diner, as well as a boot room and WC. The first floor comprises two double bedrooms and a recently renovated family bathroom. Rear: spectacular garden extending over 100ft, complete with a decking area perfect for entertaining and a large patio stretching across the width of the property. Front: Features allocated parking for two vehicles and convenient side access. EPC: E. Council tax: B.

Two Bedrooms | Mid Terraced | Village Location | Two Allocated Parking Spaces | Large Rear Garden | Private Cul-de-Sac Location

modern marketing · traditional values

HALLWAY

Entry via composite door. Radiator. Vinyl flooring. Access to first floor via staircase. Door leading to lounge.

LOUNGE 4.17m x 3.96m (13'8 x 13')

uPVC double glazed to front elevation. Radiator. Original wooden flooring. Operating wood burner/fireplace. Door leading to kitchen.

KITCHEN 2.72m x 5.16m (8'11 x 16'11)

uPVC double glazed to rear elevation. Radiator. Tiled flooring. Base and head height units. Back splash tiling. Wooden work top surfaces. Built in dishwasher. Extractor hood.

BOOT ROOM

uPVC double glazed to side elevation. uPVC double glazed sliding door to rear elevation leading to garden. Tiled flooring. Lighting and power.

WC

Tiled flooring. WC. Basin. Splash back tiling.

BATHROOM 2.62m x 2.26m (8'7 x 7'5)

uPVC double glazed opaque window to rear elevation. Radiator. Tiled flooring. Corner shower. Three piece suite comprising of toilet, sink and freestanding roll top bath.

LANDING

Carpeted. Loft Access.

BEDROOM TWO 3.43m x 2.72m (11'3 x 8'11)

uPVC double glazed window to rear elevation. Radiator. Carpeted.

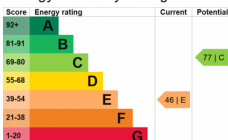
BEDROOM ONE 3.58m x 4.32m (11'9 x 14'2)

uPVC double glazed window to front elevation. Radiator. Original wood flooring. Two storage cupboards. Large walk-in wardrobe with light and radiator.

DRAFT DETAILS

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

Energy Efficiency Rating

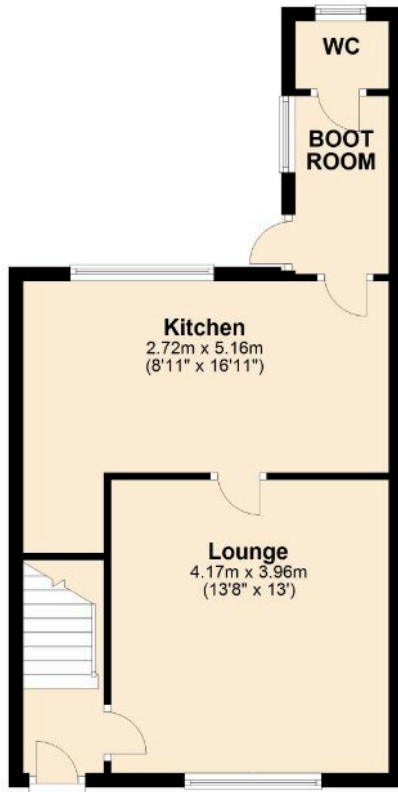


Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property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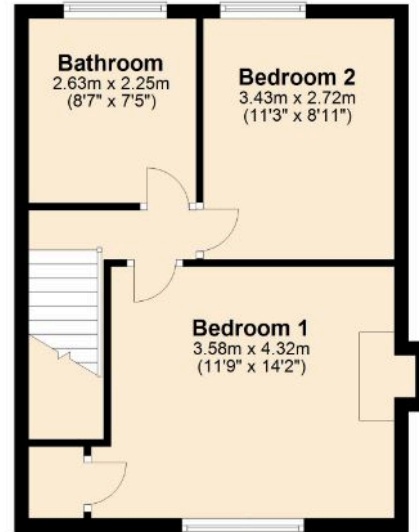
Ground Floor

Approx. 41.4 sq. metres (445.1 sq. feet)

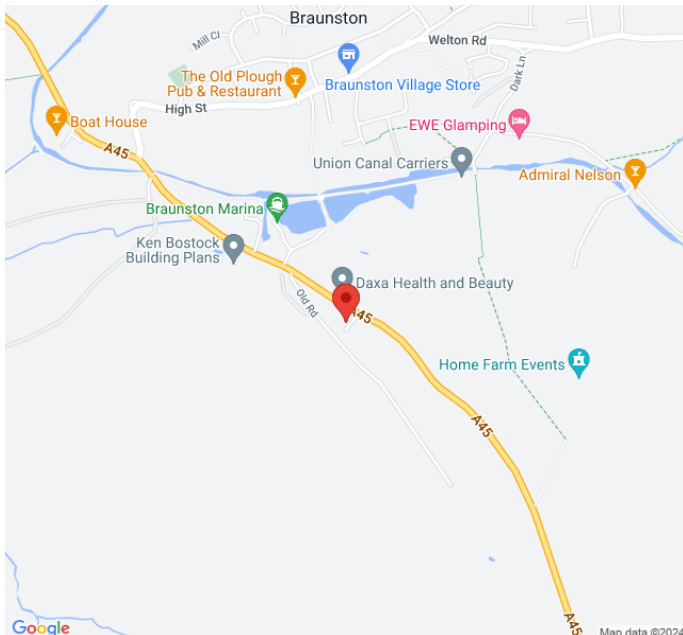


First Floor

Approx. 37.0 sq. metres (398.7 sq. feet)



Total area: approx. 78.4 sq. metres (843.9 sq. feet)



LOCAL AREA INFORMATION

The village of Braunston is located in southwest Northamptonshire, just off the A45 which provides access to Northampton, Rugby and Coventry. Predominantly situated on a hill above the road and canals, Braunston has a number of amenities including public houses, restaurants and take away food, general stores, butcher, health and beauty salon, a six and a half acre field with access to the towpath and high street, known as jetty fields and gifted to the village, marina and primary school. Twinned with Quincy-Voisins in France, this popular village also supports numerous local groups, clubs and societies in the village hall and parish church. The latter is also used as a local landmark due to its dominating position, as is the former windmill which now stands without its sails. Additional amenities to include secondary schooling and medical facilities can be found in the old market town of Daventry just 3 miles away, and for travel further afield, M1 junction 18 is situated approximately 7 miles north of this thriving village.

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