



10 Park Leys, Daventry, Northamptonshire, NN11 4AS
£325,000 Freehold

A rarely available, three bedroom, detached bungalow offered for sale with NO UPPER CHAIN. Situated close to Daventry's town centre, it provides easy access to local amenities. Benefitting from being located on a corner plot the property features a well maintained, established and highly private wrap around garden and a garage and driveway for multiple cars. Inside the accommodation comprises porch, entrance hall, lounge, dining room/third bedroom, conservatory, kitchen and a shower/ bathroom. This attractive bungalow presents a rare opportunity to enjoy serene living whilst being conveniently close to the town centre. EPC Rating: TBC. Council Tax Band: D

Detached Three Bedroom Bungalow | Drive Providing Parking For Several Cars | Garage | Enclosed Wrap Around Garden | Conservatory | No Upper Chain

modern marketing · traditional values

ENTRANCE PORCH

uPVC double glazed entrance door. uPVC double glazed windows. Tiled floor. Solid wooden door with obscure decorative glass panel to:

HALLWAY

Laminate flooring. Radiator. Doors to:

LOUNGE 3.63m x 4.85m (11'11 x 15'11)

Two uPVC double glazed windows to side elevation. Two radiators. Ornate fireplace with electric fire. uPVC double glazed doors to conservatory.

CONSERVATORY 2.62m x 4.09m (8'7 x 13'5)

uPVC double glazed windows and two uPVC double glazed doors to garden. Radiator. Tiled flooring.

KITCHEN 3.30m x 3.61m (10'10 x 11'10)

Two uPVC double glazed windows to rear and side elevations. Wall and base units with roll top work surfaces. Enamel sink and drainer. Induction hob, oven and concealed extractor. Breakfast bar. Tiled flooring. Stable door to side access.

BEDROOM ONE 3.43m x 3.20m (11'3 x 10'6)

uPVC double glazed window to front elevation. Radiator. Built in wardrobe and dressing table.

BEDROOM TWO 3.45m x 3.30m (11'4 x 10'10)

uPVC double glazed window to front elevation. Radiator.

BEDROOM THREE/DINING ROOM 2.57m x 2.67m (8'5 x 8'9)

uPVC double glazed window to side elevation. Radiator. Built in wardrobe.

BATHROOM 2.11m x 2.64m (6'11 x 8'8)

uPVC double glazed obscure window to side elevation. Suite comprising low level WC, pedestal wash hand basin, bath and shower. Tiling to splash back areas.

OUTSIDE

GARAGE

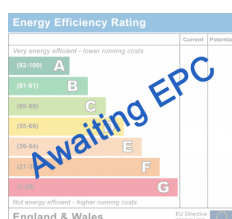
Up and over door.

GARDEN

Established wrap around garden. Enclosed by bushes and wooden fence. Pond. Paved and lawn areas.

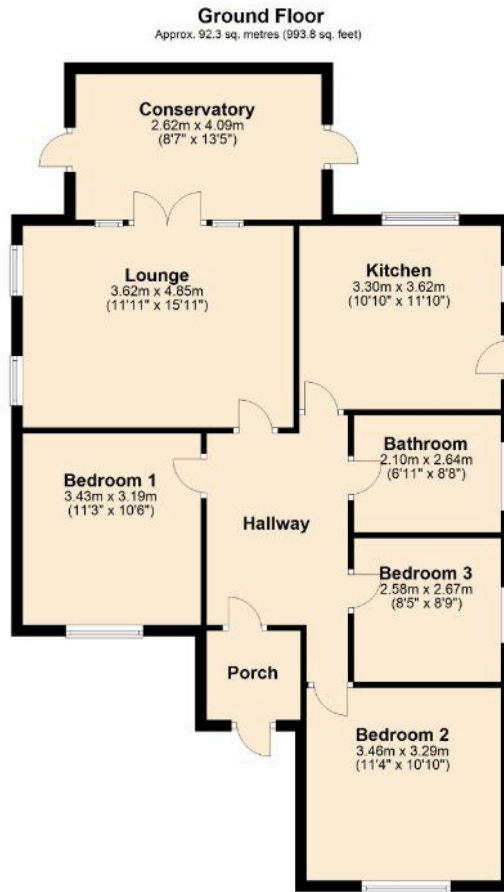
DRAFT DETAILS

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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Total area: approx. 92.3 sq. metres (993.8 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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