



**1 Barley Close, Lang Farm, Daventry, NN11 0FW**  
**£389,000 Freehold**

**Recently back to the market and ready for viewings.**

A well presented five bedroom detached property with the added benefit of having a open plan kitchen/breakfast room over looking a beautiful landscaped garden, located on a corner plot with a walled garden in the desirable Lang Farm Estate. Accommodation comprises hall, WC, kitchen/breakfast room, utility room, lounge, dining room, bedroom five and a wet room. First floor comprises four bedrooms, an en-suite and bathroom. Outside has an enclosed private rear garden, multi-vehicle parking and a front garden. EPC: C. Council Tax Band: E.

**Five Bedroom Detached House | Bathroom, En-Suite & Wet Room | Multi-Vehicle Parking | Enclosed Private Rear Garden | Kitchen/Breakfast Room | Gas Central Heating & uPVC Double Glazing**

**modern marketing · traditional values**

## ENTRANCE

Enter via an obscure uPVC double glazed door to:

## HALLWAY

Oak style laminate to flooring. Doors to rooms. Radiator and stairs rising to first floor.

## WC

Obscure uPVC double glazed window to front elevation. Ceramic tiled floor. Low level WC. Pedestal wash hand basin with hot and cold tap. Built in cupboard and radiator.

## LOUNGE 3.30m x 6.15m (10'10 x 20'2 max)

uPVC double glazed French door. uPVC double glazed bay window to front elevation and uPVC double glazed window to side elevation. Fireplace with marble hearth and back, wooden surround and inset gas fire. Radiator. Archway to:

## DINING ROOM 2.82m x 3.71m (9'3 x 12'2)

uPVC double glazed French doors to rear elevation. Luxury five wood effect laminate flooring. Wood panelled walls. Radiator. Door to:

## KITCHEN/BREAKFAST ROOM 5.00m x 2.79m (16'5 x 9'2)

uPVC double glazed window to rear elevation. uPVC double glazed French doors to rear elevation. Ceramic tiled floor. A range of wall and base level units. Wood effect work surfaces. Breakfast bar. Electric oven. Gas hob. Brushed steel extractor fan over. Polycarbonate sink and drainer with hot and cold mixer tap over. Built in dishwasher. Space for white goods. Tiling to all water resistant areas. Two radiators. Door to:

## UTILITY 2.24m x 1.80m (7'4 x 5'11)

Luxury vinyl flooring. Obscure uPVC double glazed window to side elevation. A range of wall and base level units. Roll top work surfaces over. Space for white goods. Tiling to all water resistant areas.

## BEDROOM FIVE 2.31m x 2.87m (7'7 x 9'5)

uPVC double glazed window to side elevation. Radiator. Door to:

## WET ROOM

Fully tiled. Low level WC. Pedestal wash hand basin. Electric shower over.

## FIRST FLOOR LANDING

Doors to all rooms. Loft hatch. Radiator. uPVC double glazed window to side elevation. Storage cupboard.

## BEDROOM ONE 3.35m x 3.78m (11 x 12'5)

uPVC double glazed window to front elevation. Double wardrobe and radiator. Door to:

## EN-SUITE 1.68m x 2.01m (5'6 x 6'7)

Luxury vinyl flooring. Obscure uPVC double glazed window to side elevation. Three piece suite comprising low level WC, pedestal wash hand basin with hot and cold mixer tap over, and bath with hot and cold mixer tap and shower over. Radiator. Chrome heated towel rail. Tiling to all water resistant areas.

## BEDROOM TWO 2.87m x 3.25m (9'5 x 10'8)

uPVC double glazed window to rear elevation. Radiator.

## BEDROOM THREE 2.24m x 2.54m (7'4 x 8'4)

uPVC double glazed window to front elevation. Luxury vinyl flooring. Radiator.

## BEDROOM FOUR 1.96m x 2.64m (6'5 x 8'8)

uPVC double glazed window to rear elevation. Luxury vinyl flooring. Radiator.

## BATHROOM 1.68m x 2.01m (5'6 x 6'7)

Luxury vinyl flooring. Three piece suite comprising low level WC, pedestal wash hand basin with hot and cold mixer tap over, and bath with mixer tap and shower over. Tiling to all water resistant areas.

## OUTSIDE

### GARAGE/STORE ROOM 2.54m x 1.26m (8'4 x 4'2)

Roller door.

### FRONT GARDEN

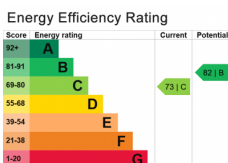
Enclosed by wicker and brick. Large driveway, partially block paved. Side access gate. Roller door to garage. Mainly laid to lawn. Mature shrubs and trees and flower borders.

### REAR GARDEN

Enclosed by brick walls and wood panelled fencing with side access gate. Patio area. Decked area. Pebbled area. Hard standing for shed. Mainly laid to lawn with mature flowers, shrubs and tree borders.

### 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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