



49 London End, Upper Boddington, Daventry NN11 6DP
£385,000 Guide Price

Stanbra
Powell

Estate Agents
Valuers
Property Lettings





**Entrance Hall | Large 'L' Shaped Living/Dining Room
| Kitchen | Three Well Proportioned Bedrooms |
Shower Room | Pleasant Gardens | Driveway and
Additional Parking | Oil Fired Central Heating |
Double Glazing | Countryside Views**

Located in the unspoilt village of Upper Boddington is this extended three bedroom detached bungalow located on a generous corner plot. The property benefits from three well proportioned bedrooms, shower room, kitchen, large 'L' shaped living/dining room and a good sized garden overlooking fields.

Accommodation:

Front: Gated access leads to the side garden area which is mostly patioed. Walkway to the main garden.

Access via front door to:

Entrance hall: Doors to all accommodation, wall mounted radiator, access to loft.

Kitchen: Has a range of modern base and eye level units, laminate affect worktop, space for range cooker, dishwasher and American style fridge freezer, built-in stainless steel sink unit and extractor hood, UPVC double glazed window overlooks decking area. Door through to:

Living/Dining room: Spacious 'L' shaped room, two UPVC double glazed windows to the side aspect. The dining area has double doors opening onto a rear decking area. Laminate flooring in the dining area and carpet in living area. In the living area high ceilings give a real feel of space, an inviting log burner can be found in the corner of the living area which was installed approximately three years ago,.

Utility room: Space and plumbing for washing machine and dryer. The current owners also keep a separate freezer in this area. UPVC double glazed window to the front aspect and a UPVC double glazed door leading to the front patio area, laminate wood flooring and a loft hatch.

Bedroom one: A good sized double bedroom with wall mounted radiator, two UPVC double glazed windows overlooking the garden.

Bedroom two: Another good sized double bedroom with two UPVC double glazed windows overlooking the garden and open countryside. There is a chimney breast currently housing an electric fire. Wall mounted radiator.

Bedroom three: A smaller double room with UPVC double glazed window overlooking the front garden, wall mounted radiator.

Shower room: A three piece white suite comprising low level WC, wash hand basin with built in storage underneath, enclosed double shower cubicle with large rainfall showerhead and separate shower attachment, heated towel rail, vinyl flooring, two opaque UPVC double glazed windows to the front aspect.

Outside

Garden: With a South facing aspect, stepping out onto an excellent sized raised decked seating area with views across open fields. Steps down onto a shingled area with the rest of the garden mostly being laid to lawn with many mature flowers, shrubs and a small vegetable area. Outside power points and an outside tap as well as gated access which leads to the parking area. The garden is mostly enclosed by fencing and hedging and there is access all the way around the property with an additional parking space to the rear. To the side of the property is the oil tank and boiler which is approximately 6 years old.

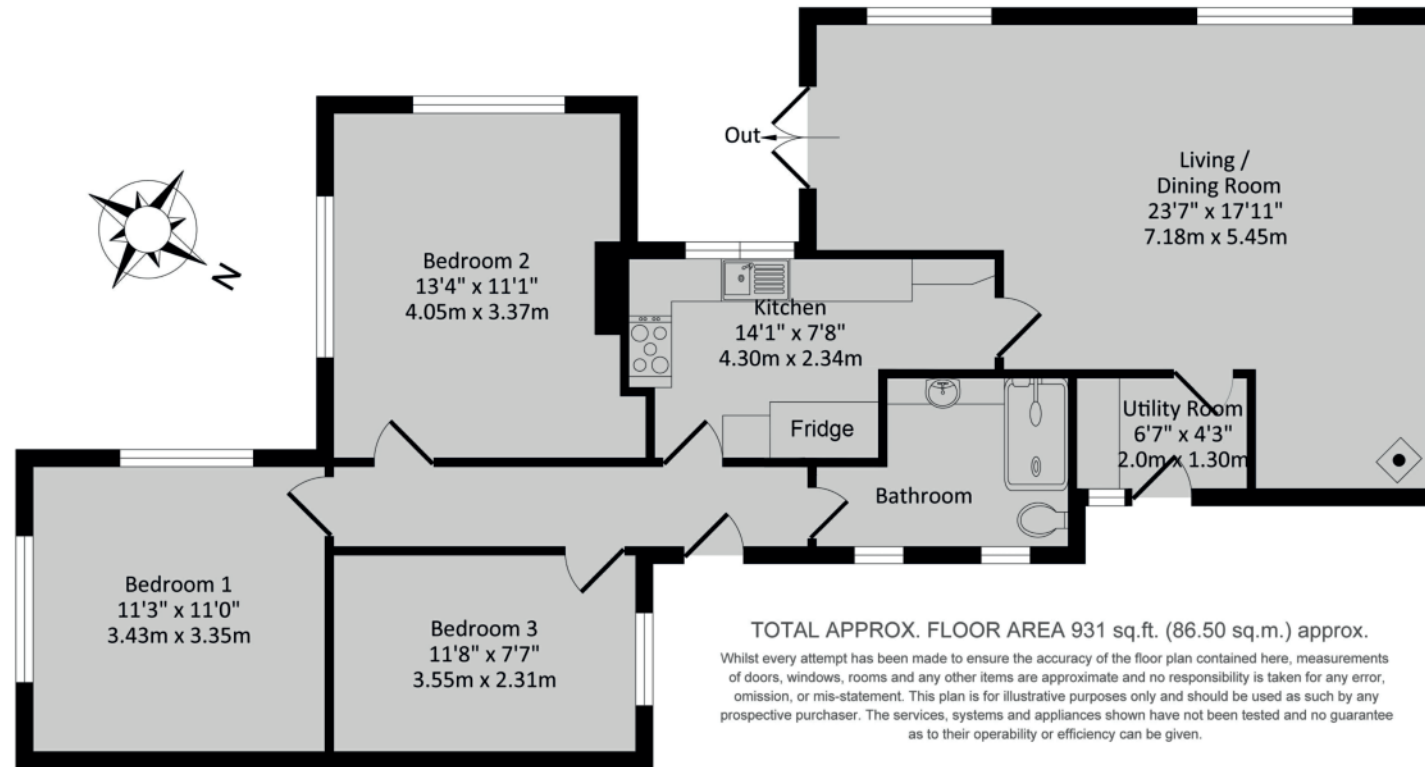
Upper Boddington is located north of Banbury. It is virtually equidistant between Banbury and Daventry as well as the M40. Within the village there is a public house and church whilst a more comprehensive range of facilities can be found in Banbury and Daventry. Access for the M40 found at Banbury (Junction 11) and at Gaydon (Junction 12). Upper Boddington Primary School is easily accessible and a bus is provided for Secondary schooling at Chenderit School in Middleton Cheney, both are regarded as Good by OFSTED. Within the village there is a popular public house, Village Hall with Post Office facilities and activities which include Toddler Group, Boddington Pre-school, dance lessons and various sports. Adjoining the village hall is a large recreational field and a children's play area. Just outside the village is the Boddington Reservoir with a sailing club and fishing activities. The surrounding countryside is used for walking and cycling.

Services: High speed Fibre Internet access is available.
Council Tax Banding: C

Authority: South Northamptonshire Council







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Important Agent's Note All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

Viewing: Through appointment with Stanbra Powell



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