



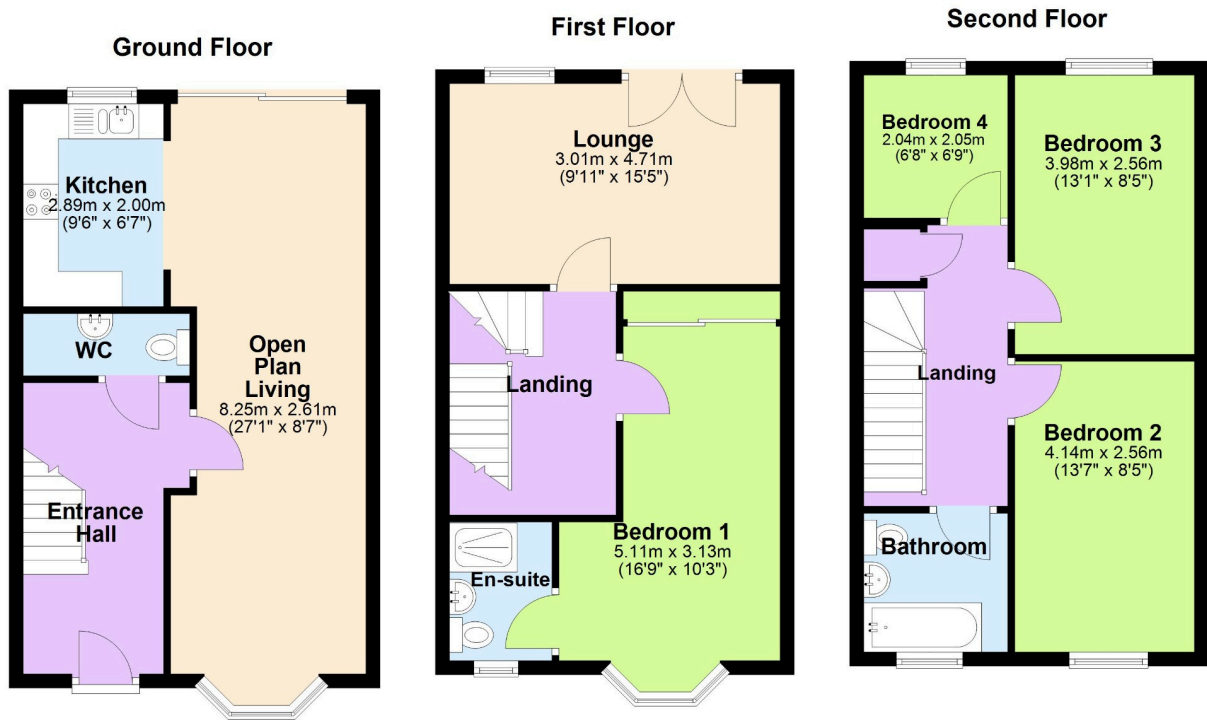
 01327 878926
 www.campbell-online.co.uk
 2 James Watt Close, Daventry NN11 8RJ

campbells

of Daventry



4 Bedrooms | 2 Bathrooms | 2 Reception Rooms | Garage



LOCAL PROPERTY EXPERT MARK HEYCOCK



 01327 878926

 07843 561288

 mark@campbell-online.co.uk

We have had excellent service from Mark at Campbells.










There were plenty of leads and he then gave detailed advice around accepting offers.

Conveyancing took an age as we have come to expect, but Mark has good local contacts and he was the person to go to in order to check on progress I recommend the company and particularly Mark.

NAME: Roger, Daventry - 27th July 2024
ABOUT: Mark

36 THE HAYSTACK

DAVENTRY, NN11 0NZ

-  Located On The Popular Lang Farm Development
-  Ideal Family Home For A Growing Family
-  Gas Central Heating And UPVC Double Glazing Throughout
-  Spacious Four Bedroom Town House
-  Improved Open Plan Ground Floor Layout
-  Single Garage And Off Road Parking
-  En-Suite And Fitted Wardrobes To The Master Bedroom
-  Spacious First Floor Lounge
-  Easy To Manage Sunny And Private Rear Garden

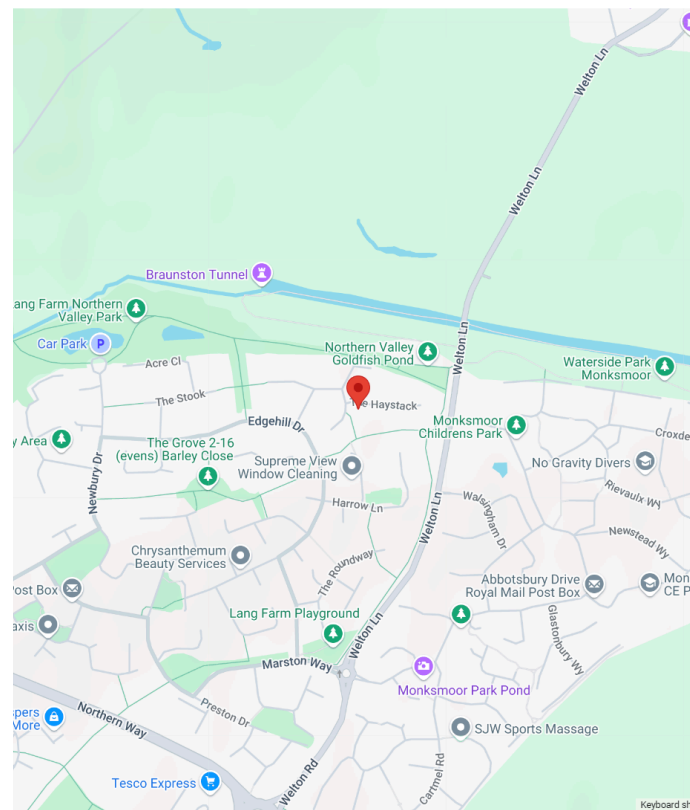
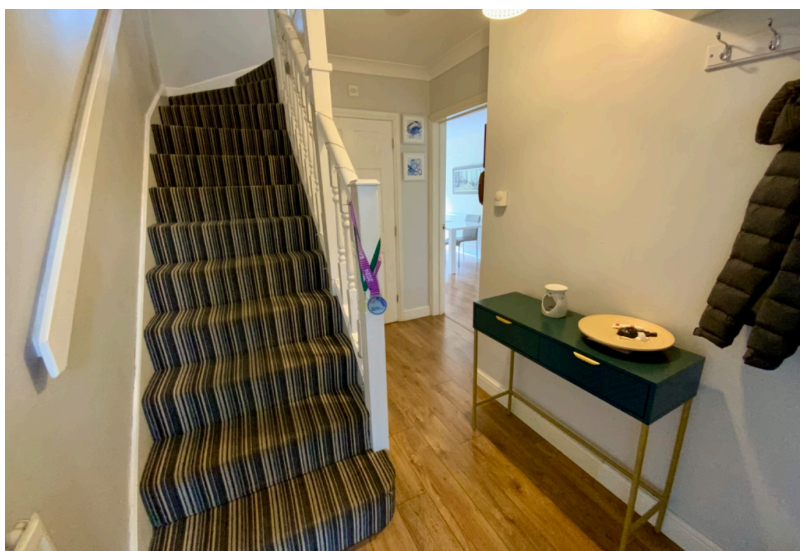
Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.



Four Bedroom Town House For Sale In Daventry

LOCATION

Located on Lang Farm, this property is just a stone's throw away from the canal and countryside walks, allowing residents to embrace the idyllic surroundings and enjoy an active lifestyle. Nearby amenities, including schools, shops, and restaurants, are within easy reach, ensuring all your needs are catered for. Daventry Country Park and the local amenities on Ashby Fields are all within reasonable walking distance. The Local Centre in Ashby Fields includes a Tesco Extra, Doctors' Surgery, Pharmacy, Dentist, Fish and Chip Shop, Pre-school Playgroup, Primary School and Family Restaurant / Pub. This lovely area is also a convenient location for commuting, being close to all major road networks including the A45, A361 and the A5, motorway connections include the M1 and M40 both of which are approximately 20 minutes away. The nearest railway station is a Long Buckby which is about 15 minutes away and offers direct routes to Birmingham, Northampton, and London Euston, in less than one hour! If you have never been to Daventry it is a small quiet market town in western Northamptonshire, close to the border with Warwickshire. There is a bi-weekly market along the High Street on a Tuesday and Friday, several independent shops, cafes, and coffee shops along with major retailers, leisure facilities include the Leisure Centre, Daventry Country Park, and a recently built multi-screen ARC cinema.



This well presented four-bedroom town house is situated in the much sought-after Lang Farm Development of Daventry and offers plenty of living space, a single garage and off road parking. The property is perfectly designed for a growing family.

The four bedrooms are spread across the first and second floors, providing plenty of space for everyone's privacy and comfort. The master bedroom features an en-suite bathroom and fitted wardrobes, offering convenience and privacy.

As you enter the property, you'll immediately notice the improved open-plan layout on the ground floor, creating a seamless flow throughout. The refurbished kitchen and dining area provide an ideal space for entertaining guests or enjoying family meals. The kitchen is equipped with ample storage space and space for white goods.

This property benefits from gas central heating and UPVC double glazing, ensuring year-round comfort and energy efficiency.

To the side of the row of properties you will find a single garage, along with off-road parking, providing ample space for your vehicles and additional storage needs.

Upstairs, the first floor boasts a spacious lounge area, perfect for relaxing and spending quality time. Large windows allow natural light to flood the room, creating a bright and welcoming atmosphere.

Step outside to the easy-to-manage sunny and private rear garden, where you can bask in the sun, enjoy a BBQ with friends and family, or simply relax after a long day. Furthermore, being close to the canal and countryside walks, you'll have access to endless outdoor activities and beautiful scenery right at your doorstep.



Council Tax: Band C EPC: Rating D

“This spacious property offers a range of impressive features that will make you feel right at home, giving your family plenty of space to enjoy.”