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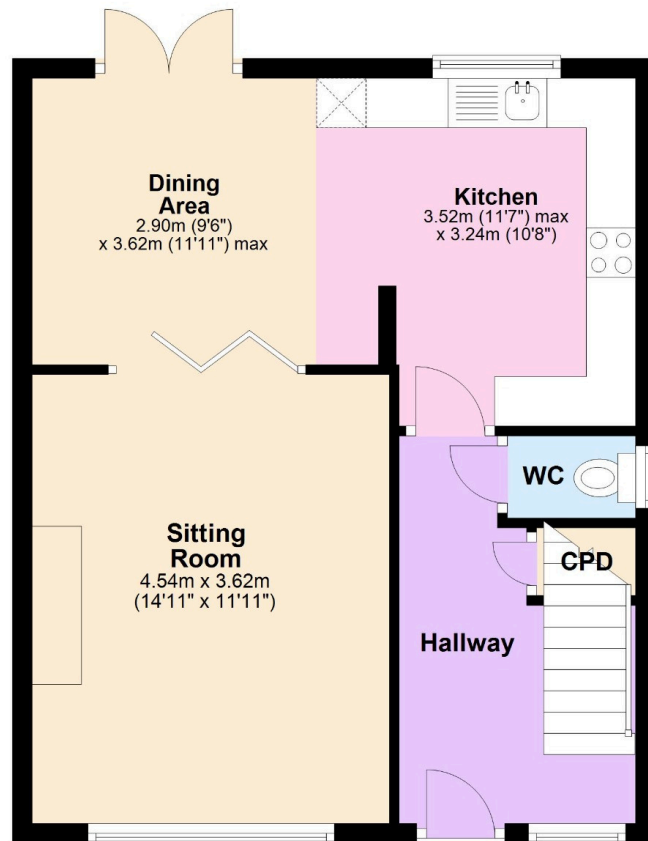
campbells

of Byfield

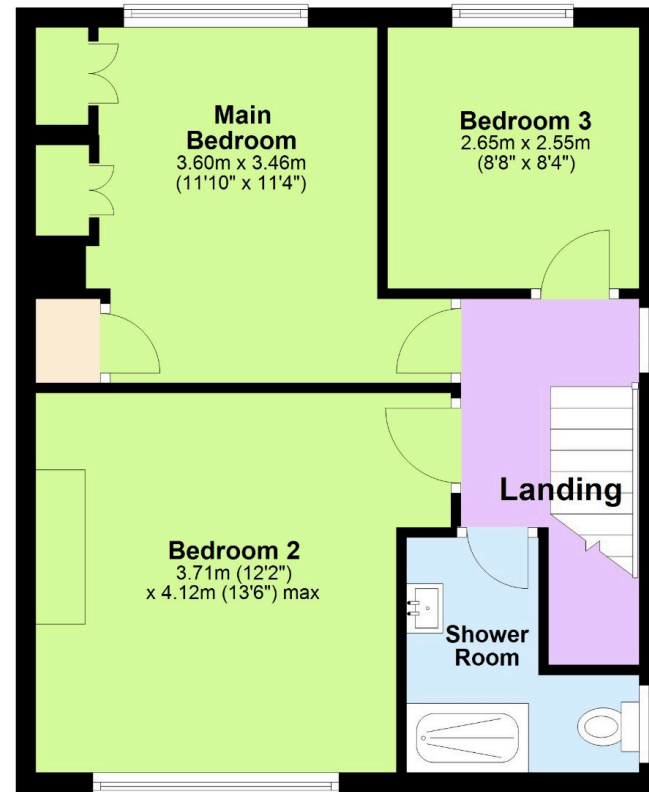


3 Bedrooms | 1 Bathroom | 1 Reception Room | Off Road Parking

Ground Floor



First Floor



LOCAL PROPERTY EXPERT JEREMY TAYLOR

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The service provided was excellent from the initial valuation and advice to completion.

The marketing was great with outstanding pictures and a video which resulted in an immediate flurry of accompanied viewings and an asking price offer.

Despite a few curved balls which were out of their control, Campbells kept lines of communication open throughout the process, regularly chasing and updating everyone in the chain.

We would definitely recommend them to others.

NAME: Margaret and Robin - 1st July, 2024
ABOUT: Jeremy and the Sales Team



23 LOVETT ROAD

BYFIELD, NN 6XF

-  Stunning New Fitted Kitchen
-  Fabulous Rear Garden With Views Over Open Countryside
-  Off Road Parking For Three Cars
-  Immaculately Presented Throughout
-  Recently Fitted Combi Boiler
-  Hive Heating System
-  Spacious Sitting Room With Log Burning Stove
-  Downstairs WC
-  Three Bedrooms

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.



Three Bedroom, Semi-Detached Property, For Sale In Byfield

This three bedroom semi-detached property can be found in the very popular South Northamptonshire village of Byfield. With three bedrooms, two reception rooms and a fabulous rear garden, this property is likely to be in huge demand. This well proportioned property provides comfortable living space and benefits from an abundance of natural day light throughout. You enter the property into the spacious and welcoming hallway and a few steps along the corridor will lead you into the hub of the house, in the form of the stunning and very recently fitted new kitchen. This kitchen really does provide a significant 'wow' and offers a wide array of fitted cupboards and units in addition to an induction hob and a number of other integrated appliances. Opening seamlessly through from the kitchen is a gorgeous dining area, with plenty of room for a large dining table, providing an ideal space for everyday living and also for when entertaining family and friends. With double patio doors opening onto the outside decking area, you can imagine just how perfect this property is for entertaining in the summer months. Leading on from the dining room will take you into the very well proportioned sitting room. This is clearly a room that can be enjoyed in all seasons. It is equipped with glazed bifold doors that open onto the dining room to create a fantastic open plan space when entertaining, whilst it also has a log burning stove as its centre piece, to provide a warm and cosy place to relax during the colder winter months. Completing the downstairs accommodation is a very handy WC and under stairs cupboard.

Taking the stairs to the first floor, you will discover three double bedrooms and a very modern shower room. The main bedroom is a great size, with a fitted cupboard and plenty of room for double wardrobes and other essential bedroom furniture. Being situated at the rear of the house, the large window provides a lovely outlook over the rear garden and open countryside beyond. Bedroom two is also a large double (slightly bigger than the main bedroom) whilst bedroom three is a small double. The current owners currently use bedroom three as an office and it is ideal for this purpose – being extremely quiet and again benefitting from a lot of natural day light. The beautifully appointed shower room comprises a large, enclosed shower cubicle, wash basin and WC and is equipped with a heated towel rail. Whilst I'm very confident that you will love the inside of this property, the outside is equally fantastic. The amazing garden at the rear measures almost 100ft long and just like the inside of the property, it has been lovingly cared for. There are numerous seating areas dotted around to allow you to follow the sun and sit and enjoy the wonderful views across open countryside that stretch as far as you can see. The owners are happy to leave their good sized garden shed and also the garden room (which requires some remedial work) that was previously used as a place of work and has the required planning approval to allow you to operate a business from should you need to. The decking area currently houses a Hot Tub – but this is not included in the sale. The space at the front of the property is also excellent with an expansive driveway that will enable you to park three cars with comfort.



Location

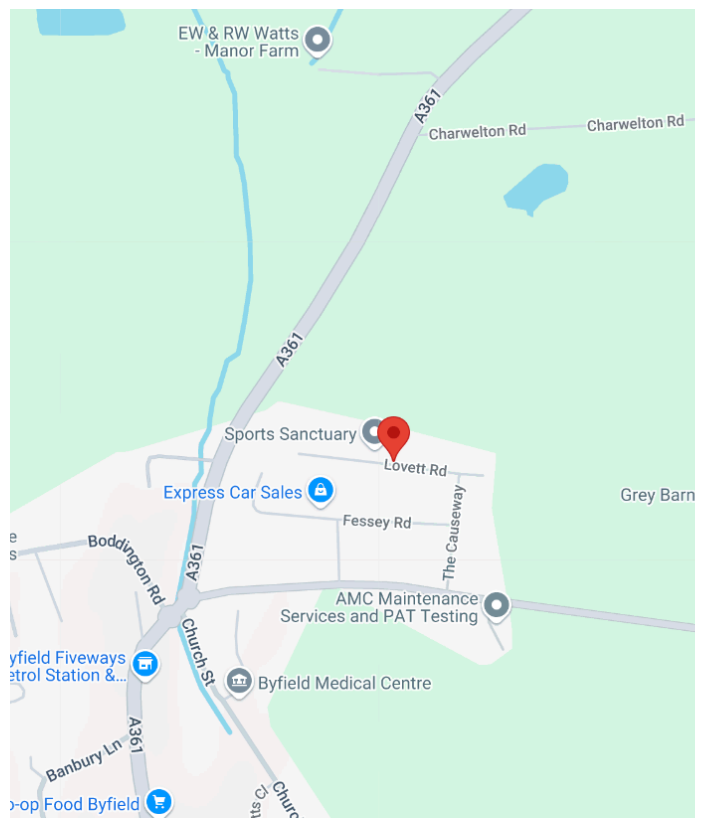
Byfield is a fabulous village to live, offering a very broad range of amenities and being conveniently located between the market towns of Daventry and Banbury, whilst Leamington Spa, Warwick, Stratford-Upon-Avon, Oxford and Birmingham are all within easy reach.

When you do need to travel a little further afield, you are only a few minutes' drive from both the M40 to the South or M1 to the North, whilst the trains from Banbury will get you to London or Birmingham within an hour.

Very conveniently, the village provides a Co-Op with Post Office; Petrol Station; Doctors Surgery a Primary School and a Nursery.

For the 'sporty', Byfield possesses a number of clubs, including football; cricket; bowls and tennis, whilst fishing and sailing are available at Boddington reservoir, located on the outskirts of the village.

If a walk in the country is your idea of fun, then you are spoilt for choice, with Byfield and its neighbouring villages surrounded by beautiful Northamptonshire countryside.



Council Tax: Band B EPC: Rating C

"Set back from Lovett Road, this property has been in the ownership of the current family since it was built circa 75 years ago.

23 Lovett Road has been meticulously cared for and modernised throughout in recent years and is ready to move straight in."