

Property Details

10 Luffield Close, Daventry,
Northamptonshire, NN11 2AF

Guide Price **£240,000**



Property Photos

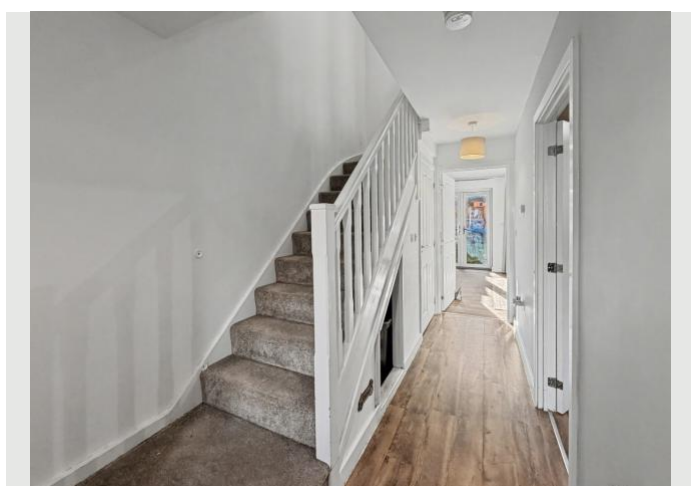
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Creation Date
22/01/2026

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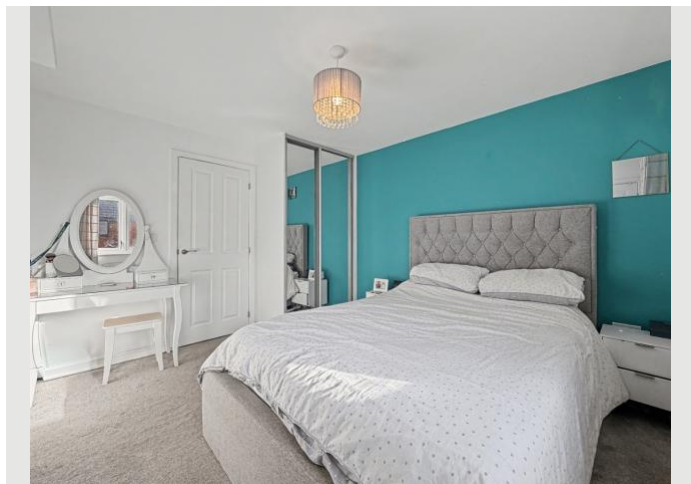


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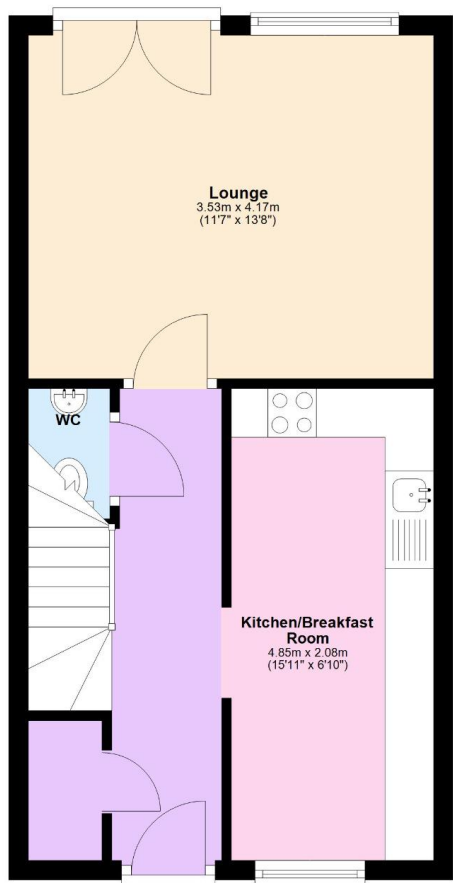
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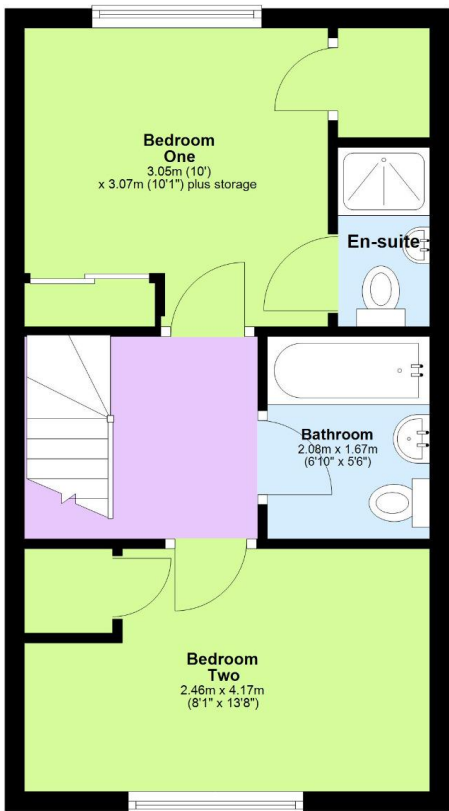
Property Floor Plans

10 Luffield Close, Daventry, Northamptonshire, NN11 2AF

Ground Floor



First Floor



Property Info

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Property Type
House
Property Style
End of Terrace
Bedrooms
2
Bathroom
1
Receptions
1
Tenure Type
Freehold
Floor Area
-
Agency Type
-
Parking
Drive
Type
Sales
Electricity
Mains Supply

Property Info

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Water Supply
Mains
Sewerage
Mains Supply
Heating
Gas
Broadband
-
Accessibility
-
Restrictions
-
Condition
-
Flooded In Last Five Years
No
Current Annual Ground Rent
-
Current Service Charge
-
Rent Review Period (Year)
-

Property Info

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Ground Rent Percentage Increase

-

Service Review Period (Year)

-

Lease End Date

-

Price Qualifier

Guide Price

Price

£240,000

Land Size

-

Age of Property

-

Year Built

-

New Home

No

Property Features

10 Luffield Close, Daventry, Northamptonshire, NN11 2AF

Feature 1

Two Double Bedrooms And Ensuite

Feature 2

No Upper Chain

Feature 3

Ideal For First Time Buyers And Investors

Feature 4

Off Road Parking

Feature 5

'21st Century Garden Village' Location (monksmoor)

Feature 6

Entrance Hallway And Downstairs Wc

Feature 7

Approx. Size: 71 Sqm / 764 Sqft

Feature 8

Steps Away From Field And Canal Walks And Five Minute Walk From Daventry Country Park

Feature 9

Energy Efficient Property (epc: B)

Feature 10

Low Maintenance Rear Garden With Side Access

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Property Description

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Two Bedroom Property For Sale in Monksmoor, Daventry

Two Bedroom Property For Sale in Monksmoor, Daventry.

Sitting on the delightful 'Waterside' phase on the relatively new Monksmoor development is this well positioned two bedroom property. Located just around the corner from Daventry Reservoir and Country Park and a stone's throw (quite literally) from field and canal walks, from which there is pedestrian access to and from the Country Park itself. The photos of the field views were taken just steps away from the property.

There is a full internal and external property video which will give you a full tour - available on this page. We recommend watching this before booking a viewing.

As you can see from the photos, the location is idyllic. Who would have thought you could live on such a modern development and be so close to nature?

The Monksmoor development was built on the '21st Century Garden Village Principles,' the vision for which, according to the builders, Crest Nicholson, is for a "beautiful sustainable, culturally rich, economically independent and green space to live." As well as the core values being centred around the organic creation of a true community." It's fair to say we know a lot of people that live in the area that can certainly vouch for these principles.

Whether you're a first-time buyer, downsizer or investor, this home ticks all the right boxes - particularly as it is being sold with no upper chain.

Built just four years ago, this two double bedroom end-of-terrace home is set in a quiet cul-de-sac. A lovely location for anyone who enjoys nature on their doorstep. Whether you're heading out with the dog or just fancy a morning walk, everything you need is within easy reach.

The property itself offers approximately 760 square feet (71 sqm) of living space and includes an entrance hallway, downstairs WC, and a modern kitchen/breakfast room with integrated appliances including an induction hob, electric oven, dishwasher,

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fridge/freezer, and washing machine.

At the rear, theres a bright lounge with French doors opening onto the low-maintenance rear garden, which also benefits from side access and a handy patio area for entertaining.

Upstairs youll find two generous double bedrooms. The main bedroom has an en-suite shower room and built-in wardrobe, and theres a separate family bathroom too.

The property benefits from gas central heating and UPVC double glazing throughout. It also has a strong EPC rating of B, which makes it a great choice for first-time buyers or investors who are mindful of energy performance.

Parking-wise, theres two parking spaces right in front of the property.

The Monksmoor development was built so that its residents can enjoy the local countryside (including the Country Park and canal) but still benefit from being within easy reach of Daventry Town Centre, which is just a five-minute drive away.

You also have the recently built Monksmoor Primary School as well as having amenities at Monksfield on the Ashby Fields development which is approximately a 5-minute walk away. This includes a local Pub, Tesco, Boots, Doctors', Nursery and Take Away.

Daventry Town Centre itself benefits from many facilities and amenities including the Leisure Centre, ARC Cinema, various bars and restaurants, supermarkets, small boutiques, and local shops along with the twice-weekly market on the High Street.

This property offers the perfect blend of modern living and convenience in a picturesque setting.

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Contact us today to arrange a viewing and discover all that this lovely home has to offer.

TENURE: Freehold

EPC: B

COUNCIL TAX: C

MAINTENANCE CHARGE: Approximately 28.51 per month

The approximate measurements for this property are as follows:

GROUND FLOOR

KITCHEN / BREAKFAST ROOM

4.85m x 2.08m (15' 11" x 6' 10")

LOUNGE

4.17m x 3.53m (13' 8" x 11' 7")

FIRST FLOOR

BEDROOM ONE

3.07m x 3.05m (10' 1" x 10' 0")

BEDROOM TWO

4.17m x 2.46m (13' 8" x 8' 1")

BATHROOM

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2.08m x 1.67m (6' 10" x 5' 6")

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