



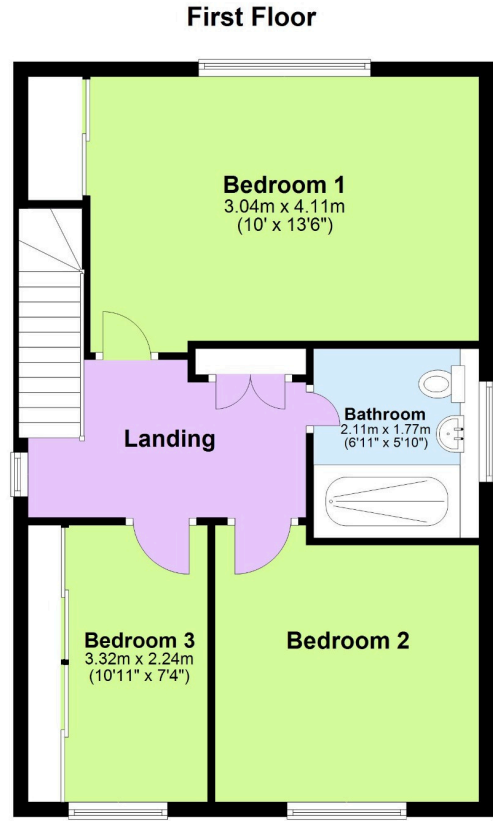
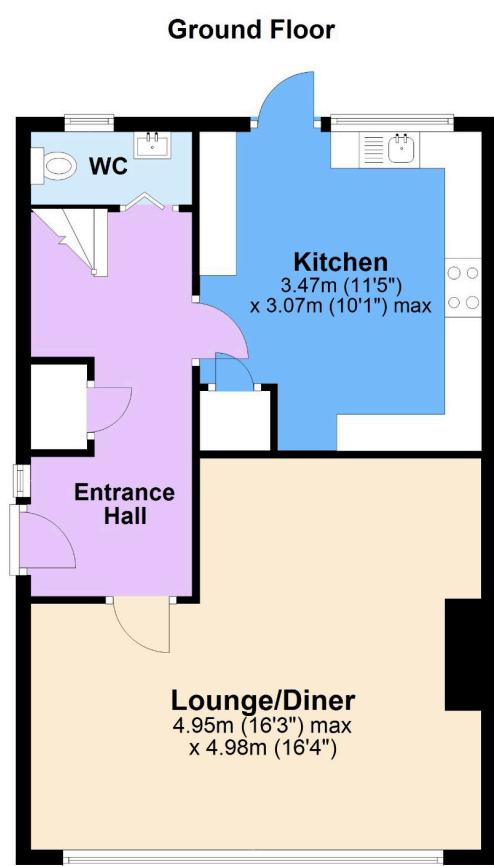
 01327 878926
 www.campbell-online.co.uk
 2 James Watt Close, Daventry NN11 8RJ

campbells

of Weedon












3 Bedrooms | 1 Bathroom | 1 Reception Room | Garage



6 MARTYNS WAY

WEEDON, NN7 4RS

-  Village Location
-  Pretty Private Rear Garden
-  Extended Garage
-  Immaculate Condition Throughout
-  Replaced Bathroom
-  Three Bedrooms
-  Off Road Parking for Several Vehicles
-  Quiet Cul De Sac
-  Detached

LOCAL PROPERTY EXPERT AMANDA LOYDALL



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Do you think all estate agents are the same? NO THEY ARE NOT! If you need an agent to be efficient, professional, engaging and friendly then use Amanda and Sian at Campbells in Daventry. If you aren't fussed about those things, use them anyway - BRILLIANT

Simply brilliant and streets above the rest we experienced. From the moment we met Amanda to discuss the sale, we were pleased there was no difficult decision to make. Her passion and dedication were and still are clear to see. Amanda assisted by Sian communicated brilliantly, overcame potential issues and simply went above and beyond during the process. All the time they were a joy to speak with, professional but friendly and engaging.

BY: Luke - Weedon, 21st June 2024
ABOUT: Amanda and Sian

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.



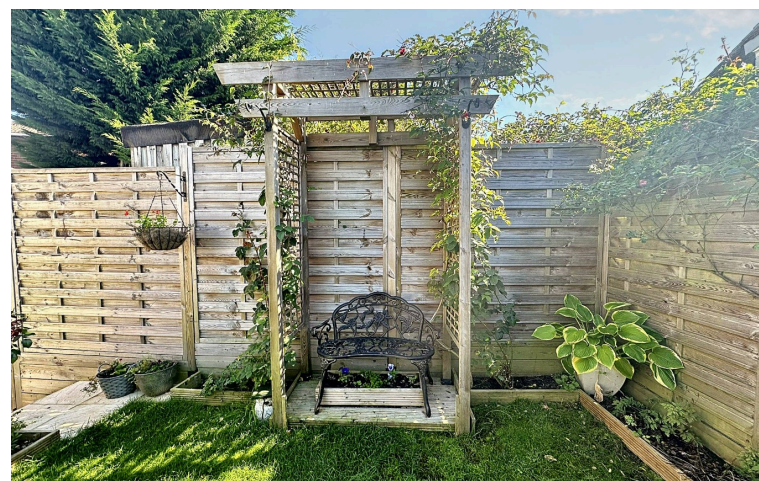
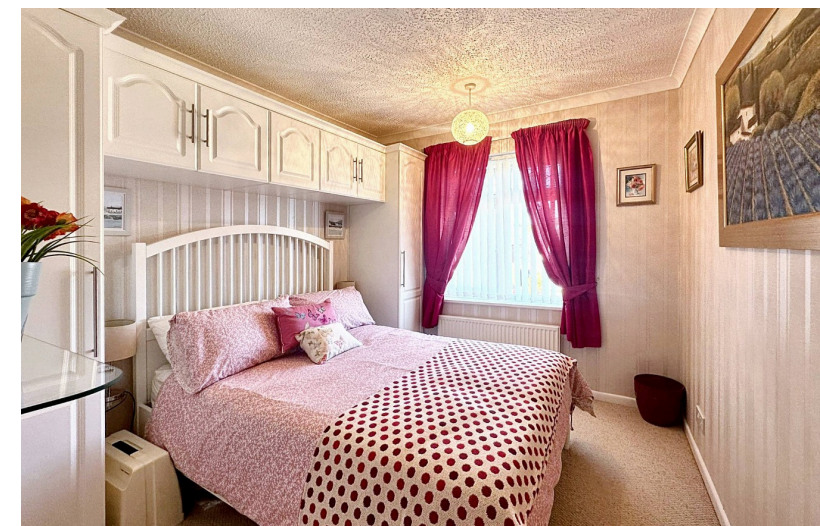
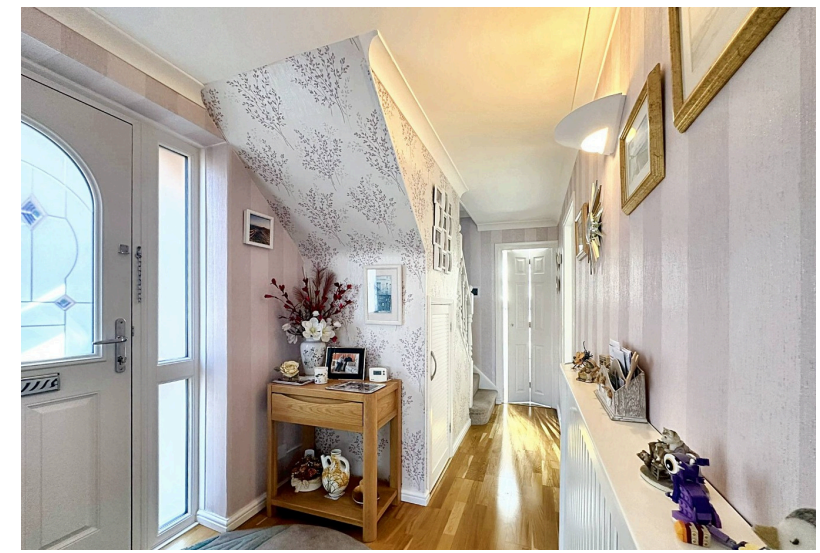
Three Bedroom Detached Property For Sale in Weedon.

The current owners have meticulously cared for and created a lovely home ready for anyone to move straight into. Once inside the property, the first thing you notice is how light and spacious the rooms are and how the windows bring in the colours of the trees and garden into the rooms. The very stylish kitchen has integrated appliances and a fabulous breakfast bar to sit and have morning coffee while reading the papers, looking out into the pretty garden. Upstairs the replaced bathroom boasts a power shower, fed from an independent water tank, so no cold water if someone accidentally switches a tap on! All three bedrooms have fitted wardrobes so there is ample storage space in all the rooms. The third bedroom has cleverly incorporated a home office / study area. See if you can find it!

There is stacks of parking and the extended garage benefits from the addition of a pitched roof and a new up and over garage door. The addition of an arch and wrought iron gate give access to the lovely well-kept garden. This pretty garden offers total privacy to sit and enjoy the sunshine or dine alfresco under the Pergola, which in Spring has beautiful purple Clematis covering it. Martyns Way is a quiet cul-de-sac and Number 6, sits in an enviable position with well-maintained properties round about. Other points of interest are the cavity wall insulation, electrical control panel upgrade and loft insulation, which all make this home one which will be safe, warm and economical to run.

LOCATION

Weedon village, if you have never been, is situated between Northampton and Daventry - some would say it's the centre of England! A village full of community spirit and lots of local amenities - convenience store, doctors surgery, dentist and a pharmacy to name but a few. There are several Public Houses to choose from and restaurants too. Worth a visit is The Depot!. There is a local school both infant and junior school. The Grand Union canal runs through the village and with the numerous bridleways and footpaths, there is no excuse for not taking a walk. The main road networks are close at hand which makes commuting to anywhere very easy. Long Buckby railway station is only a short car journey away too.



Council Tax: C

EPC: D

Properties in this street rarely come on the market and this home is testimony to that. You can see from the photos how well kept the property is; the property benefits from replaced windows and doors and has also had a recently replaced combi boiler installed.