



3 Church Way, Preston Capes, Northamptonshire, NN11 3TE

**DEBBIE COX**  
Your personal estate agent exp **uk**



3 Church Way, Preston Capes,  
Northamptonshire,  
NN11 3TE

**Guide Price: £285,000**

A rarely available 3 bedroom semi detached property situated on a quiet lane in the heart of the small, picturesque village of Preston Capes. With its potential for improvement, this property would make an ideal home for buyers looking for a quiet location with countryside walks within throwing distance. (Quote Ref DC1031)

## FEATURES

- Property Reference DC1031
- Rarely Available Semi-Detached House
- Picturesque, Quiet Village Location
- Potential for Improvement
- Features Solid Fuel & Wood Rayburn
- Off-road Parking
- Gardens to Front and Rear
- Three Good Sized Bedrooms
- Wonderful Views to the Rear

## VIEWINGS

Strictly by appointment only. Please contact Debbie Cox on 0777 301 7523.





## Property Highlights

This is a rare opportunity to purchase a three bedroom semi-detached property in the heart of this delightfully picturesque village. Situated on a quiet lane leading to the village Church, this property would be a fantastic opportunity for a buyer looking for a property to make a home with potential for improvement in a highly sought-after location.

## Interior Spaces

Upon entering the property, there is an entrance hall with downstairs WC and a useful storage cupboard under the stairs. The sitting room is a well proportioned room with ample natural light due to the large window to the front and a small log burner set within the fireplace. The kitchen has a private aspect overlooking the rear garden and features an attractive solid fuel and wood Rayburn which can provide hot water, cooking facilities and can also provide heating through the radiators to other rooms. The owner of the property has advised us that this system also has the potential to be linked up to solar

panels if required. In addition, this system is backed up with an electric immersion and storage heaters. The kitchen benefits a good sized storage cupboard/pantry. A door leads through to the side porch giving access to a good sized utility room and a further storage cupboard, formerly the coal cupboard. An external door leads to the side of the property, giving access to the front and rear gardens.

## First Floor

Stairs rise from the entrance hall to the first floor landing. The double bedroom situated to the front of the property is a well proportioned room with a large window to the front allowing ample natural light to flood the room. The recesses to the chimney breasts provide additional space for shelving/storage. The second double bedroom is situated to the rear and overlooks the gardens and countryside beyond, including the village Church. There is a built in cupboard housing the hot water tank and a built-in wardrobe. Bedroom three is a good sized single bedroom overlooking the rear gardens and countryside beyond.

## Outdoor Spaces

There is a garden to the front of the property set off from the quiet lane and a driveway providing off-road parking. A pathway to the side gives access to the side door and leads through to the rear garden. The rear garden enjoys a private aspect and is enclosed by hedging. This space has the potential to provide a peaceful, low maintenance outside space.

## Location

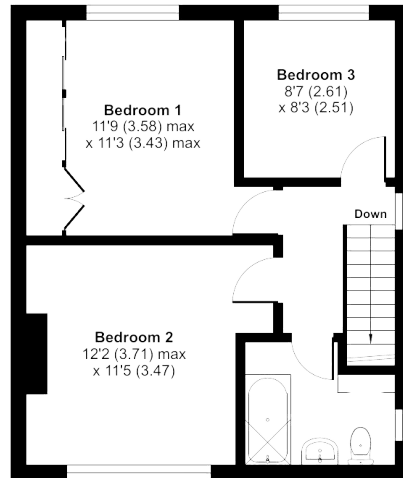
3 Church Way is situated on a quiet lane in the quaint village of Preston Capes. Positioned within the South Northamptonshire countryside, Preston Capes enjoys a peaceful setting away from busy roads, but ideally situated for Daventry and Towcester. Church Way leads to the historic St Peters and St Paul Church and continues to the village hall which enjoys many community events. There are a variety of delightful walks across the rolling countryside and there are stunning views from the rear of the Church. The neighbouring village of Woodford Halse offers ample amenities approximately three miles away.



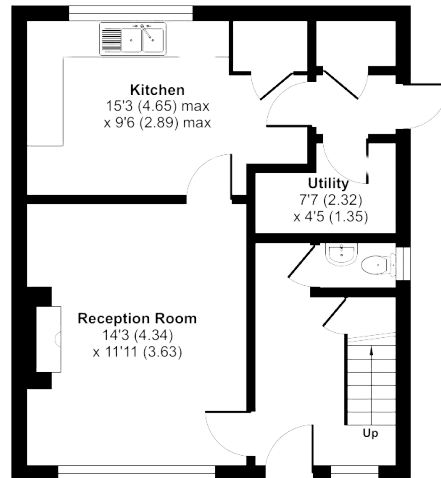
# Church Way, Preston Capes, Daventry, NN11

Approximate Area = 970 sq ft / 90.1 sq m

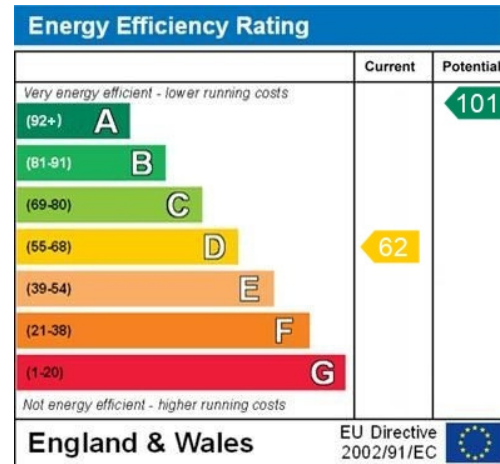
For identification only - Not to scale



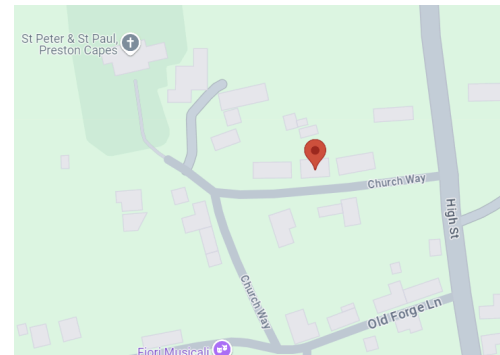
FIRST FLOOR



GROUND FLOOR



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## Important Information

Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Only fixtures and fittings mentioned in these particulars are included in the sale, all other items are specifically excluded. Photographs and other media are provided for general information and items shown are not included in the sale unless specified in the sale particulars. Where property alterations to the property have been undertaken, buyers should check that relevant permissions have been obtained. None of the fixtures, fittings, services and appliances have been tested by the agent, are not certified or warranted in any way and therefore no guarantee can be given that they are in working order. Floorplans are provided for reference only and measurements are approximate. Purchasers are responsible to make their own enquiries with the appropriate authorities in relation to the location, adequacy and availability of mains water, electricity, gas, drainage and any other services. If you have any particular questions, let us know and we will verify it for you. These particulars do not constitute all or part of a contract. The full EPC report can be located at <https://find-energy-certificate.service.gov.uk/energy-certificate/0534-2729-6409-0819-3296>, or contact the agent for a copy in PDF format.