



**SKILTON & HOGG**

ESTATE AGENTS

DAVENTRY & VILLAGES

# Pound Lane, Badby, West Northamptonshire, NN11 3AL

£335,000

2 1 1



\*\*\* AN ABSOLUTE TREASURE \*\*\* Is this lovely semi detached home located in the picturesque Village of Badby, Northamptonshire. Much improved, so very well presented and being set upon a substantial plot with large frontage, spacious garden and views to glorious countryside at the rear. With two double bedrooms, refitted bathroom, modern refitted kitchen, living room with multi fuel burner, conservatory, refitted uPVC double glazing and modern central heating system. Outside is just as impressive - Parking for the masses with a gated, wide driveway, a beautiful lawn garden to the rear, lambs grazing in the field beyond (on occasion) and a brand new timber, purpose built summer house/office/workshop, with electricity. View it quick! EPC D. C/Tax Band B.

SERVICES: all mains' services are connected but not tested. The telephone is available subject to the appropriate telephone company's regulations. Skilton & Hogg have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their surveyor or Solicitor. PROPERTY BUILD TYPE: We are advised that the property is of Standard construction - Brick with Slate/tile roof. BROADBAND: Is available according to public records. Buyers are advised to check before purchasing. A buyers property guide is available online with further information.

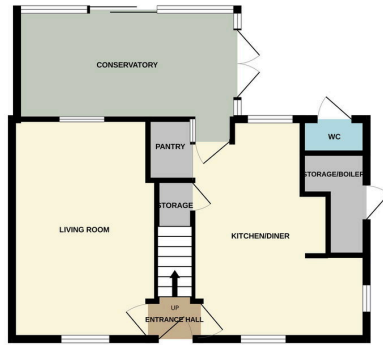
LOCAL AUTHORITY: West Northamptonshire. COUNCIL TAX BAND: B. ENERGY PERFORMACE RATING: D

FLOOD RISK - Very Low. FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale. MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate. VIEWING: by prior appointment through the Sole Agents

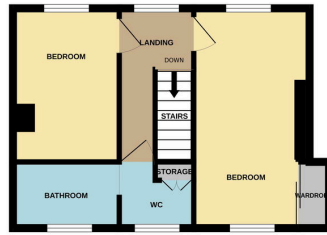
Disclaimer - These property particulars are draft and have not yet been approved by the sellers. Therefore anything listed within the details may be subject to



GROUND FLOOR  
552 sq.ft. (51.3 sq.m.) approx.



1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.

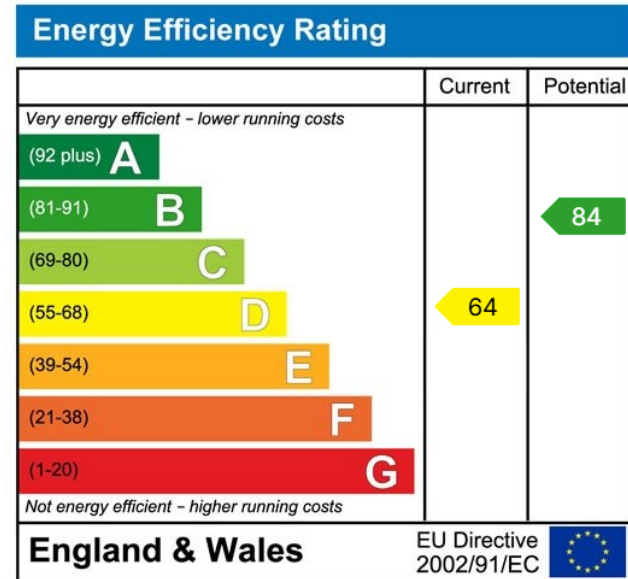


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TOTAL FLOOR AREA - 904 sq.ft. (84.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 6/2014

- Semi Detached Home
- Village Location
- Two double bedrooms
- Refitted Bathroom & Kitchen/ Diner
- Large Garden & Countryside Views
- Deep Frontage & Parking for many
- Living Room with Multi-fuel Burner
- New Summer House/Office
- Conservatory/Utility Space
- EPC D. C/Tax Band B



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