



# SKILTON & HOGG

ESTATE AGENTS

DAVENTRY & VILLAGES



Pound Lane, Badby, Daventry, NN11 3AL  
£350,000

3 1 2





\*\*\* GETTING YOUR MONIES WORTH \*\*\* here in Pound Lane, Badby. This lovely home has been greatly improved by way of a Kitchen/Dining room extension and benefits from a wonderful rear garden space. Set within a delightful village in West Northamptonshire, just south of Daventry and providing three good-sized bedrooms, two large reception rooms to the ground floor and the large Kitchen/Diner with utility space and ground floor cloakroom. Outside is a well-tended and generous rear garden with patio area, lawn, mature trees and not overlooked from at the rear. This is a perfect base if you want the village life outside of the busy towns, but close enough to benefit from their amenities and business centres. The house is raised above the road, and it is on-street parking. EPC tbc. C/Tax Band B.

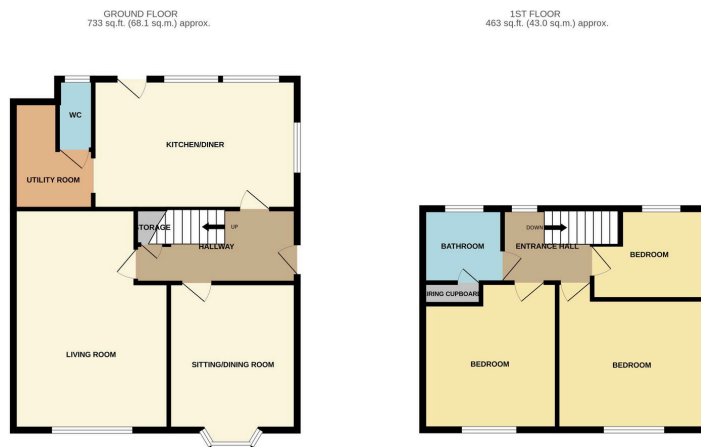
GENERAL INFORMATION - TENURE: we understand from the vendors that the property is freehold with vacant possession on completion. SERVICES: all mains' services are connected but not tested. The telephone is available subject to the appropriate telephone company's regulations. Skilton & Hogg have not tested 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: Daventry. COUNCIL TAX BAND: B. ENERGY PERFORMACE RATING: tbc

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







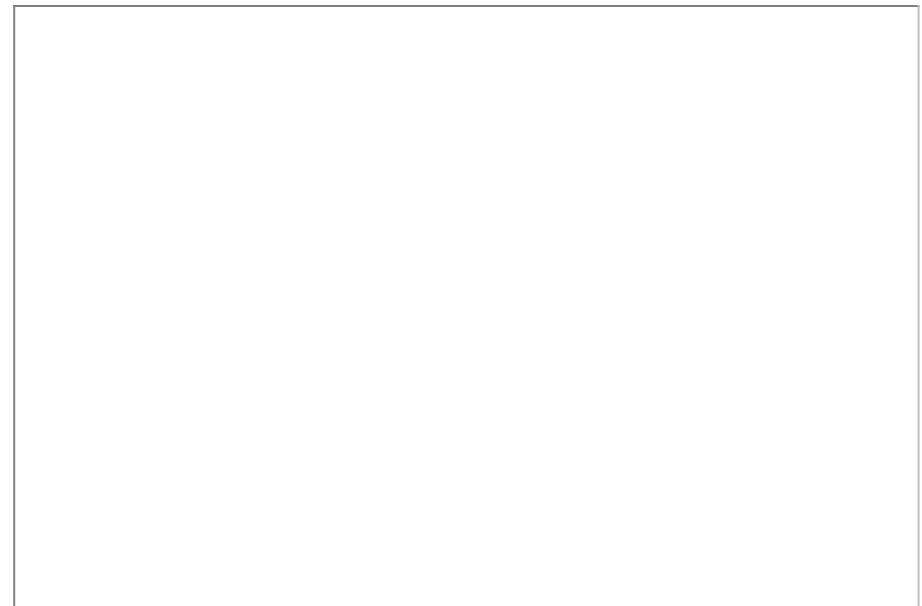
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TOTAL FLOOR AREA: 1196 sq.ft. (111.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. The plans are for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given.

Agents: Skilton & Hogg

- Extended Semi Detached Home
- Three Bedrooms, Potential for a fourth
- Kitchen/Diner
- Good sized rear garden
- EPC C
- Village Location
- Two reception Rooms
- First floor Bathroom, Ground floor w.c
- Gas c/h & uPVC d/g
- C/Tax Band B



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