



2 Stoneleigh Drive, Monksmoor Park, Daventry,  
Northamptonshire, NN11 2PX

HOWKINS &  
HARRISON



2 Stoneleigh Drive, Monksmoor  
Park, Daventry, Northamptonshire,  
NN11 2PX

Guide Price: £565,000

An outstanding detached contemporary styled home constructed by Crest Nicholson to their Union design and standing within a large plot. The property boasts a balanced layout incorporating open plan and contained spaces ideal for a modern family life and entertaining guests.

On the ground floor, a spacious hallway leads to a light and airy open plan kitchen/dining/living area, with an island/breakfast bar as its showpiece and bi-fold doors opening out to the garden. There is also a separate living room and a study providing invaluable home-working space. On the first floor is the stunning master bedroom featuring beautiful balcony sky-lights and en-suite shower room. There are further double bedrooms and a modern family bathroom. Outside a good size garden, double garage and parking.



## Features

- Executive contemporary styled modern detached house
- 34ft open plan living, dining kitchen area
- Kitchen area with Integrated appliances
- Separate sitting room and study
- Master bedroom with balcony skylights and en-suite
- Three further bedrooms one with en-suite
- Good size garden
- Double garage and parking for 4 cars
- Sought after location close to The Daventry Country Park and local Town Centre
- Energy rating-B



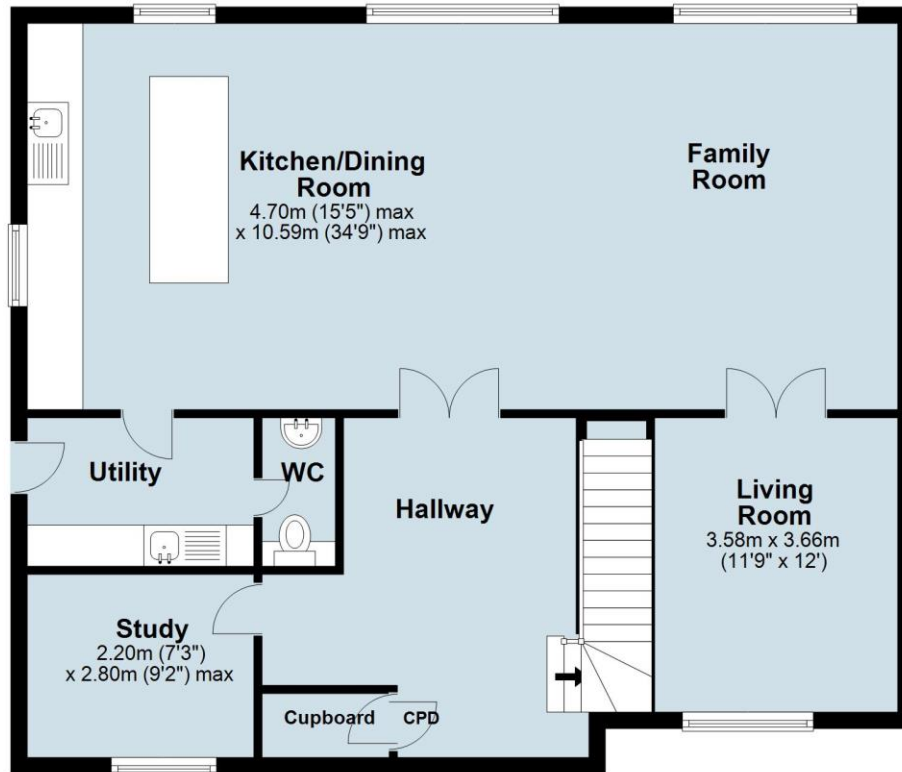
## Ground Floor

A stunning reception hall with vaulted ceiling, and glass balustrades on the staircase making it a light and airy inviting space. The tiled flooring flows through the hall with double doors into the kitchen/dining/family room which measures approximately 34ft. The kitchen is fitted with high quality gloss cabinets with work surfaces and a comprehensive range of quality appliances. An island unit provides breakfast bar and a hob under a chrome extractor. Twin sets of bi-fold doors lead into the garden making this an extremely light and airy space. Double doors lead to a spacious sitting room with windows to the front and there is separate study. The ground floor also has a useful utility room with matching units and cloakroom with WC and wash basin.

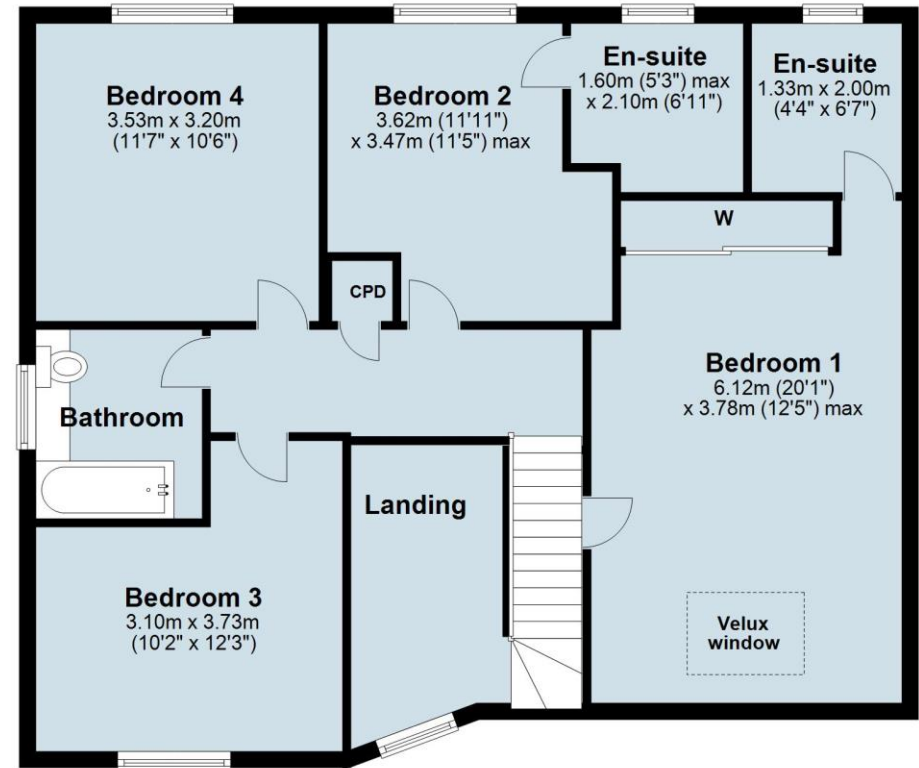
## First Floor

A spacious landing leads to all bedrooms and overlooks the entrance hall below. The light and airy master bedroom features twin balcony sky lights. There is a range of fitted wardrobes and high quality contemporary styled en-suite with WC, wash basin and double shower. There are three further double bedrooms one of which also has an en-suite. The contemporary styled family bathroom has WC, wash basin and panel bath with shower screen.

Ground Floor



First Floor







## Outside

The property sits on a larger than average plot, with a double garage and parking for several cars. The rear garden has a patio and is mostly laid to lawn.

Annual Charge For the maintenance of communal grounds and parks in and around Monksmoor Park is approximately £300 payable to the Monksmoor Park Community Interest Company Limited. SUBJECT TO CHANGE.

## Location

This newly built community of homes at Monksmoor Park, is designed to be within easy reach of open countryside, the amenities of Daventry town centre and other existing local services. Located in Daventry, within the picturesque county of Northamptonshire, this development has excellent transport links with close proximity to the M1 or trains into London from Long Buckby. With a new primary school, village green, selection of local shops and nature trails throughout.







## Viewing

Strictly by prior appointment via the selling agents.  
Contact Tel:01327-316880.

## Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

## Local Authority

West Northamptonshire Council

Northampton

Tel:0300-126700

Council Tax Band – F

Score	Energy rating	Current	Potential
92+	A		93   A
81-91	B	86   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



## Howkins & Harrison

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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. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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