



3 Stowe Walk, Middlemore, Daventry,  
Northamptonshire, NN11 8AY

HOWKINS &  
HARRISON

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Middlemore, Daventry,  
Northamptonshire, NN11 8AY

Guide Price: £330,000

A spacious four bedroom townhouse set in a superb location on the Middlemore development, overlooking the Daventry Reservoir enjoying a stunning location and benefiting from a first floor lounge with balcony overlooking the superb waterside views. The accommodation features a fitted kitchen, with integrated appliance and family/dining room on the ground floor. The first floor has master bedroom and en-suite, together with a sitting room which could also be used as a further bedroom. The second floor features three further bedrooms and family bathroom. Outside is a decked and lawned garden with Pergola. Access at rear to garage.

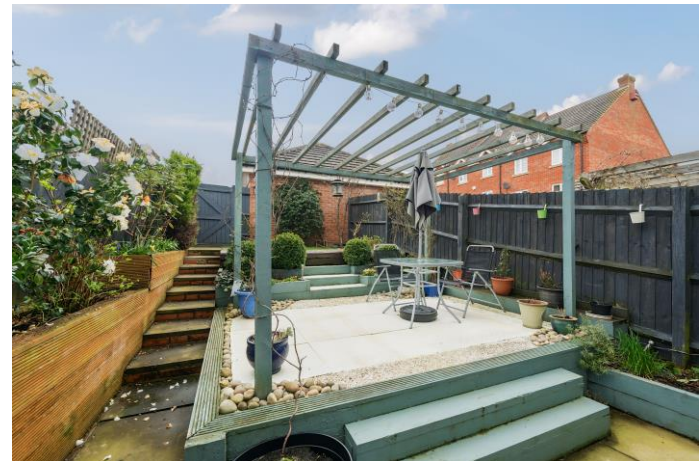
### Features

- Spacious townhouse overlooking reservoir
- Sitting room with balcony with stunning views
- Desirable waterside location
- Four bedrooms & family bathroom
- Ground floor family/dining room
- Master bedroom with en-suite
- Modern kitchen with appliances
- Single garage and parking
- Energy Rating- C



## Location

Middlemore, on the outskirts of Daventry, is a growing and very popular estate that benefits from a well served shop, public house and a regular bus service. Surrounded by countryside, it has easy walking access to Daventry Country Park and superb walks taking you to many of the surrounding villages, so for those that enjoy walking, you won't find a better location! For water enthusiasts the estate is on the Drayton Reservoir which boasts fishing and a sailing club.



## Ground Floor

The hallway has stairs to first floor and doors to kitchen and also the family/dining room, which is a large versatile space allowing for a dining area and seating and double doors opening into the garden at the rear, creating a relaxing ambiance. The modern kitchen is fitted with a good range of fitted units with work surfaces and has integrated cooking appliances.

## First Floor

The master bedroom has windows overlooking the rear and also benefits from an en-suite shower room. The light and airy sitting room is a good size and has a set of double doors opening on to the balcony with a glass balustrade with stunning views over the reservoir.

## SECOND FLOOR

The second floor has three further bedrooms, which a good sizes, together with a modern family bathroom with a white suite and a shower and screen over the bath.

## Outside

A small low maintenance front garden with steps to the front door. To the rear is a low maintenance decked and lawned garden with pergola providing a delightful entertaining space. To the sides are terraced decked planted borders. Rear access to secure parking area and single garage with up and over door.

## 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  
Council Tax Band – D

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92+) <b>A</b>	75 → 85
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	
WWW.EPC4U.COM	

## Howkins & Harrison

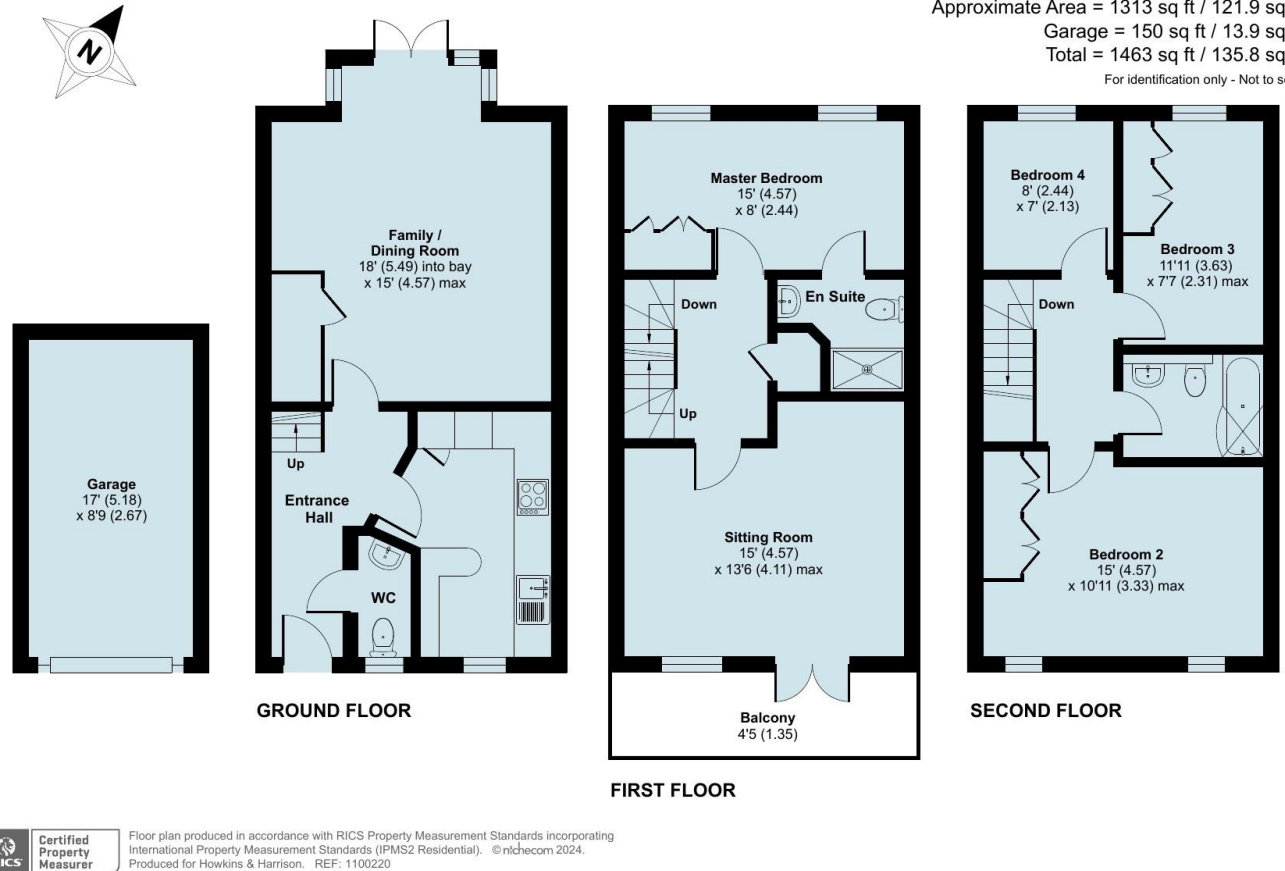
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## Stowe Walk, Daventry, NN11

Approximate Area = 1313 sq ft / 121.9 sq m  
 Garage = 150 sq ft / 13.9 sq m  
 Total = 1463 sq ft / 135.8 sq m

For identification only - Not to scale



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.

