



Lorne House, Pound Lane, Badby, Northamptonshire NN11 3AL

HOWKINS &
HARRISON

Lorne House, Pound Lane,
Badby, Nr Daventry,
Northamptonshire, NN11 3AL

Guide Price: £600,000

An individually designed four bedroom detached family home arranged over four floors. Located in this popular village the property has been modernised and updated by the current owners to include a re-fitted kitchen and all bathrooms have been refitted including the ensuite. The main windows and doors have been replaced with a traditional style colour blending in with the stone. Outside the westerly facing rear garden offers a good degree of privacy and has been well maintained with a choice of seating areas. The front has a block paved driveway providing access to the garage.

Features

- A stone and tiled detached property
- Improved and modernised by the current owners
- Refitted kitchen/dining/family room with a wood burner
- Four double bedrooms
- Superb four piece en-suite
- Replacement windows and doors
- Enclosed and private rear garden
- EPC rating D



Location

Badby Village is situated near the source of the River Nene and at the start of The Nene and Knightley Ways. The nearby Badby Woods are famous for their bluebells in spring, which is private land and part of the Fawsley Estate, but is open to all visitors to enjoy its natural beauty. It is a protected wildlife area and stretches from Badby to Fawsley.

Badby village has a community primary school taking children up to the age of 11 as well as two places of worship, The Badby United Reformed Church and St Marys The Virgin - Badby Parish Church. The local rail stations are Long Buckby, Rugby and Banbury and services reach London, Birmingham and the rest of the country.

It is a well served village which two excellent public houses, both food serving and activities that range from film, music, and photography societies, art group, Pilates and Zumba classes, WI, drama, theatre, walking, bridge club, Tai Chi, history club, church bell ringing and Tea and Meet the first Friday of every month.



Accommodation Details – Ground Floor

Entrance via a double-glazed UPVC front door with courtesy light to one side into the hallway, a short flight of stairs leads to the upper hall area with slate tiled floor and fitted meter cupboard. A stylish slatted door leads into the utility room which has a range of fitted cabinets, sink unit, plumbing for the washing machine and a door providing access to the rear garden. The upper hallway has stairs to a half landing and slatted doors leading into the sitting room, kitchen/dining/family room and the cloakroom WC. The sitting room has two windows to the front aspect and contemporary fireplace. The kitchen/dining/family room is a superb area which has bi-folding doors out to the garden. The kitchen is fitted with a range of cabinets and draw units with granite work surfaces, a range of integrated appliances including dishwasher and fridge/freezer. There is space for a range style cooker and the flooring is fully tiled. A square arch then leads into the dining/family area with the focal point being a cast iron wood burner and ample space for comfy and dining furniture. Finally there is a cloakroom with a WC and vanity unit with marble top and an inset wash hand basin.

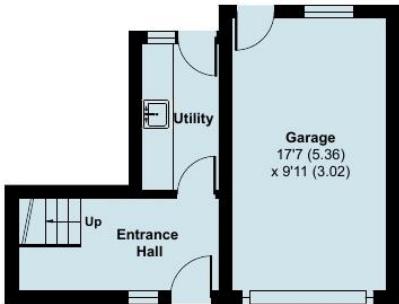
Pound Lane, Badby, Daventry, NN11

Approximate Area = 2017 sq ft / 187.3 sq m

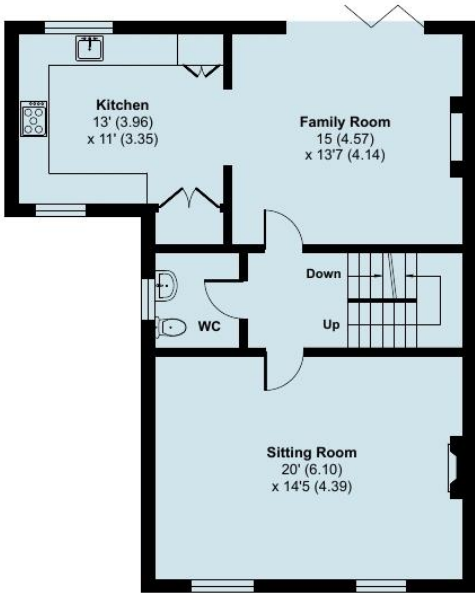
Garage = 177 sq ft / 16.4 sq m

Total = 2194 sq ft / 203.7 sq m

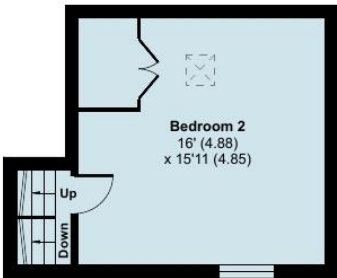
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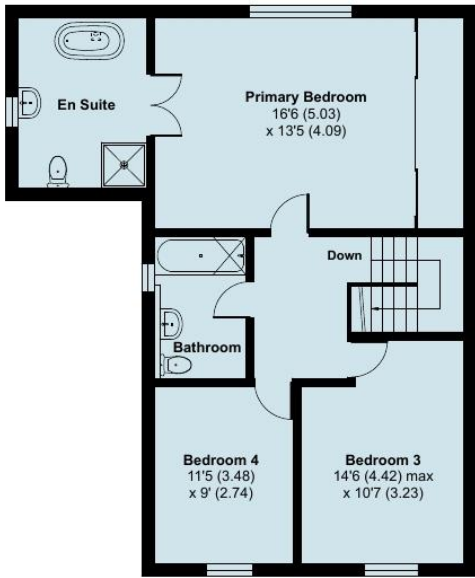
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Howkins & Harrison. REF: 1116564



First Floor

From the half landing a door provides access to the second bedroom which enjoys dual aspect views and a fitted wardrobe. From the main landing there are three further bedrooms and the family bathroom. The primary bedroom is a good size with wardrobes fitted across one wall, laminate flooring and a door to a beautifully re-fitted four piece ensuite, consisting of a rolltop freestanding bath with shower attachment, pedestal wash hand basin, WC and a walk in shower. There are two further bedrooms both to the front aspect and a three-piece family bathroom.



Outside

A block paved driveway to the front leads to the garage which has timber opening doors, power and light supply. The replacement Valliant gas boiler and pressurized hot water cylinder are located here. A timber side pedestrian gate leads to the westerly facing rear garden which has been beautifully landscaped and enclosed by both timber fencing and an attractive stone wall. Offering a good degree of privacy, a selection of seating areas and a shaped lawn, there is a paved flagstone patio running adjacent to the property with steps descending to a lower patio which links to the utility and garage.





Viewing

Strictly by prior appointment via the selling agents. Contact 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

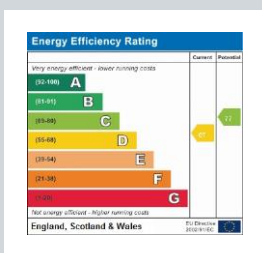
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

Daventry District Council Tel: 01327 871100

Council Tax

Band - F



Howkins & Harrison

27 Market Square, Daventry, Northamptonshire NN11 4BH

Telephone 01327 316880
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP

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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