



29 London Road, Daventry, Northamptonshire, NN11 4DT

HOWKINS &  
HARRISON



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Northamptonshire, NN11 4DT

Guide Price: £450,000

A substantial detached former bungalow occupying an elevated and prominent position offered for sale with no upward chain, with over 1800 sqft of generous and versatile living accommodation, situated on the desirable London Road within walking distance of the Town Centre.

### Features

- Substantial detached home
- Sold with no upward chain
- Four bedrooms with en-suite and dressing room to master
- Spacious sitting room and dining room
- Fitted kitchen and utility room
- Ground floor bathroom
- Large front and rear gardens
- Walking distance to town centre
- Parking access to the rear
- EPC Rating - D



## Location

Daventry town centre is an easy walk away from this property, where on Tuesdays and Fridays you can enjoy the local market. Many local shops, post office, supermarkets, banks, hairdressers and coffee shops are all within walking distance. Close by there are many routes in and around the area to truly enjoy fresh air and the sights and sounds of the countryside. Daventry Country Park and the Drayton Reservoir are also within close proximity.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



## Ground Floor

The property steps into the entrance hall leading to all principal rooms including the rear garden access and stairs rising to the first floor accommodation with understairs storage. The spacious sitting room has a turret window overlooking the front aspect with French UPVC doors to the garden and a feature fireplace with stone surround and hearth. The fitted kitchen has a range of panelled wall mounted and floor standing cabinets with work surfaces incorporating; 1.5 stainless steel sink, integrated electric oven and ceramic hob with extractor over, space and plumbing for dishwasher and standing fridge/freezer, while the utility room further benefits additional work surface, ceramic butler sink, space and plumbing for washer/dryer. The adjoining dining room has a large bay window allowing lots of natural light, also with a feature open fireplace with stone surround and hearth. The ground floor includes two double bedrooms and family bathroom with shower over tiled bath, standing shower, WC and wash basin.

## First Floor

The first floor accommodates two large bedrooms, including the master which enjoys an en-suite shower room with standing shower cubicle, WC and wash basin, as well as a walk-in dressing room/study.

## Outside

The front is mainly laid to lawn with a paved patio walkway leading to the front door continuing round to side gated access, with thoughtfully planted shrubs/trees. The rear garden is lawned with established trees and shrubs with a raised paved patio area and large gravelled area affording parking for several cars with electric gates accessed via a rear service road.

In addition, there is a detached garage and also a detached garden room suitable for a home office/gym with light and power connected.



## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact [Tel:01327-316880](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.

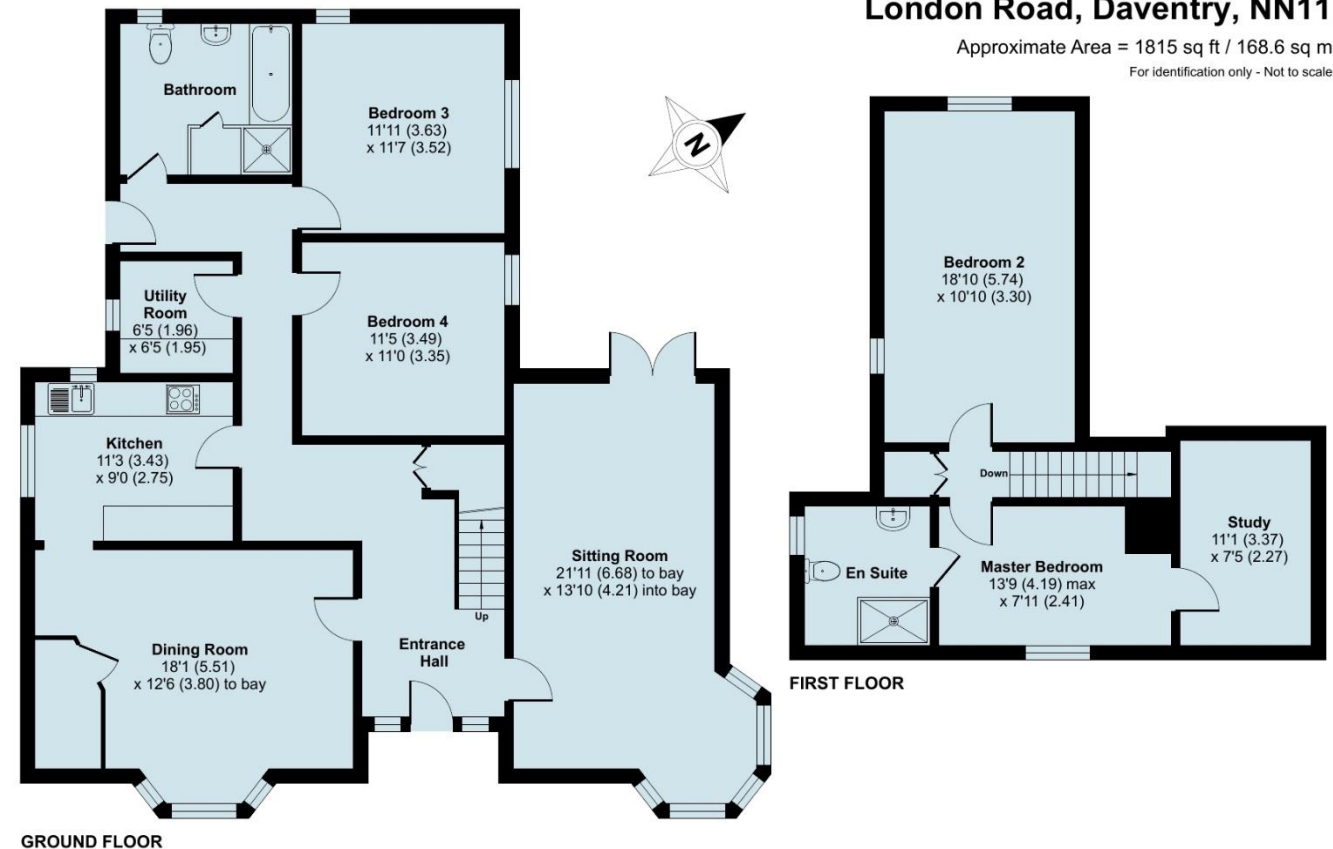
## Services

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-Tel:0300-126700  
Council Tax Band-E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
www.epc4u.com		



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctecom 2025. Produced for Howkins & Harrison. REF: 1287853

## Howkins & Harrison

27 Market Square, Daventry, Northamptonshire NN11 4BH

Telephone 01327 316880  
Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
Instagram HowkinsLLP



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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.