



16 Arnall Crescent, Daventry, Northamptonshire, NN11 9AY

HOWKINS &
HARRISON

16 Arnall Crescent, Daventry,
Northamptonshire, NN11 9AY

Guide Price: £225,000

A spacious end of terrace home offering generous and versatile family living accommodation, situated in the popular Headlands development off the Ashby Road, within walking distance of local amenities such as parks, schooling and shops.

Features

- Spacious end of terrace home
- Three bedrooms
- Generous family living accommodation
- Large sitting room
- Open plan kitchen/diner
- Family bathroom
- Downstairs cloakroom
- Front and rear gardens
- Walking distance to schools and local amenities
- EPC Rating - C



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 is entered by a UPVC front door stepping into the entrance hall, with stairs rising to the first floor accommodation and doors leading to all principal rooms, including the downstairs cloakroom. The impressive sitting room stretches over 22ft, overlooking front and rear aspect with a feature gas fireplace and stone surround, and sliding patio doors out to rear garden. The dual aspect open plan kitchen/diner has a range of floor standing and wall mounted cabinets, with work surfaces incorporating; 1.5 stainless steel sink, electric oven with gas hob and extractor over, space and plumbing for appliances such as washing machine, dishwasher, and standing fridge/freezer.

First Floor

There are three good sized double bedrooms, cupboard storage on the landing, and a family bathroom with fitted storage, shower over jacuzzi bath, WC and wash basin.

Outside

The front garden is mainly laid to law with a paved footpath leading to the front door. The rear garden is an even split of laid to lawn and paved patio seating area, with a brick built store shed and borders with established shrubs/trees and gated access leading to a communal parking area.

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-B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		86
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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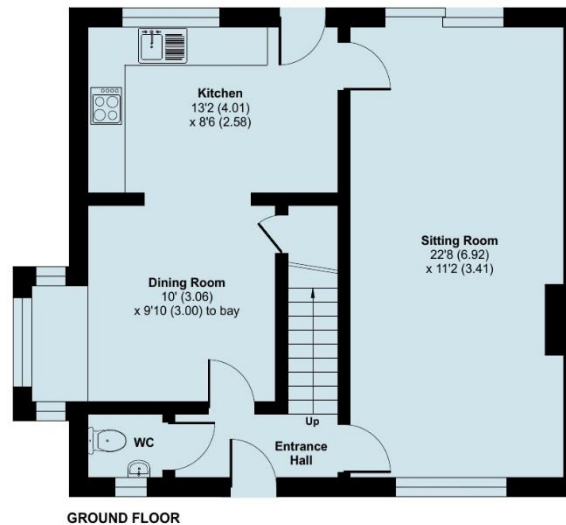
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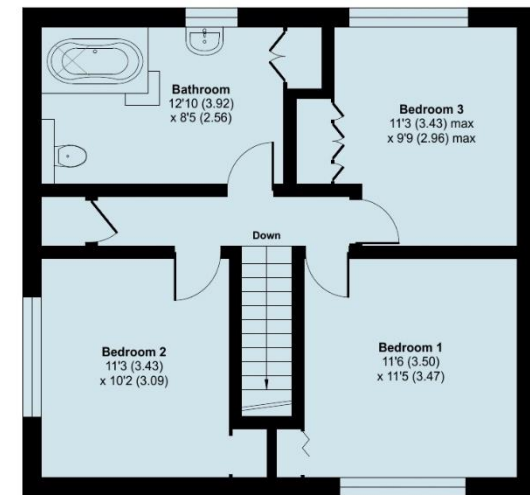
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Approximate Area = 1186 sq ft / 110.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Howkins & Harrison. REF: 1287801

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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