



40 The Willows, Daventry, Northamptonshire, NN11 0PY

HOWKINS &  
HARRISON



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OIEO: £245,000

A well-presented two/three-bedroom semi-detached dormer bungalow, offering versatile accommodation with a spacious reception room, modern kitchen, family bathroom, and three good-sized bedrooms including an en-suite to the master. With a block-paved driveway for multiple vehicles, a neatly kept south-facing garden, and a quiet location close to schools, shops and parks, this home is ideal for families or those seeking convenient ground-floor living.

### Features

- Semi-detached dormer bungalow
- Versatile living accommodation
- Two/three bedrooms
- En-suite to master
- Ample storage
- Spacious reception room
- Modern fitted kitchen
- South-facing rear garden
- Driveway parking for multiple vehicles
- EPC Rating - D





## Location

Daventry Town Centre offers easy access to a variety of local amenities. On Tuesdays and Fridays, the town comes alive with its bustling market, providing fresh produce and unique finds. Nearby, you'll find a selection of independent shops, a post office, supermarkets, banks, hairdressers, and inviting coffee shops, all contributing to the town's vibrant community atmosphere.

For outdoor enthusiasts, the area boasts numerous scenic walking routes, perfect for enjoying the fresh air and the picturesque countryside. Just a short distance away, Daventry Country Park offers a tranquil retreat with its expansive reservoir, nature trails, and a playground, making it an ideal spot for family outings. Additionally, the Drayton Reservoir, renowned for its excellent fishing opportunities, is located nearby, catering to those interested in angling.

Whether you're seeking the convenience of town living or outreach to nature, this location provides the best of both worlds.

## 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

Enter through the UPVC composite front door into a bright entrance hall with laminate wood-effect flooring and built-in storage, with stairs leading to the first-floor accommodation. The spacious lounge benefits from plenty of natural light and French UPVC doors opening onto the garden decking. The modern kitchen features a range of high-gloss wall and base units, work surfaces with a stainless steel sink, an integrated electric oven and gas hob with extractor, and space and plumbing for a fridge/freezer and washing machine. There is a UPVC door to side access and a cupboard houses the gas-fired boiler. The ground floor also includes a bedroom and a family bathroom with a shower over the bath, WC, and wash basin.

## First Floor

There are two good-sized double bedrooms, both with eaves storage, and the master includes a convenient en-suite shower room.

## Outside

The front of the property features a large block-paved driveway with parking for several vehicles, leading to a side wrought-iron gate that provides access to the garden. The south-facing rear garden is well-maintained and tiered, with a spacious decked seating area and steps up to different sections, including lawn and a gravel patio. The garden is fully enclosed with planted borders and fence panels, offering a private and versatile outdoor space.

## Viewing

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

## Fixtures and Fittings

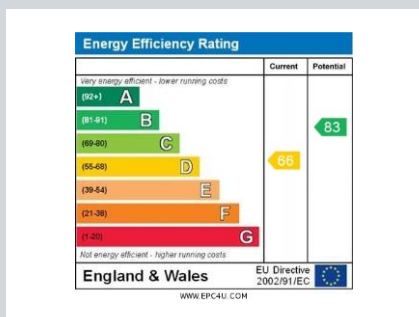
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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



## Howkins & Harrison

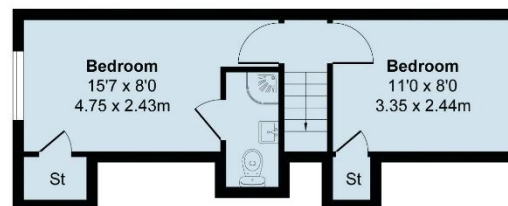
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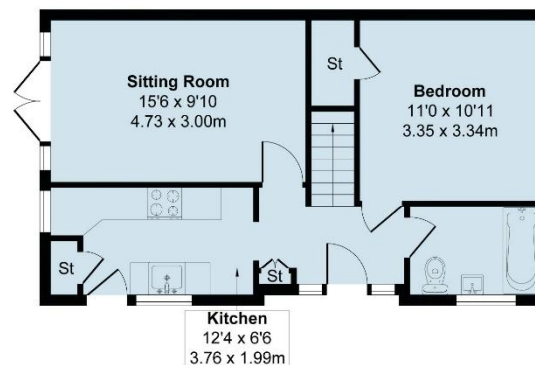
## Approximate Gross Internal Area 755 sq ft - 70 sq m

Ground Floor Area 491 sq ft - 46 sq m

First Floor Area 264 sq ft - 24 sq m



First Floor



Ground Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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