



31 Croft Way, Weedon, Northamptonshire, NN7 4QX

HOWKINS &
HARRISON

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Northamptonshire, NN7 4QX

Guide Price: £375,000

We are delighted to offer this well-positioned detached family home, situated in the sought-after village of Weedon. The property is being offered with no upward chain and whilst the property would benefit from some modernisation, it provides a fantastic opportunity for buyers to put their own mark on the space. With generous living areas and scope for improvement, this home is perfect for those looking to create their ideal family home. Set within a large private garden, the property offers excellent outdoor space, ideal for family gatherings. There is also ample off-road parking, providing convenient space for multiple vehicles.

Features

- No onward chain
- Detached property
- Spacious lounge
- Large kitchen/diner with walk-in pantry
- Large rear garden
- Detached garage
- Ample parking for multiple vehicles
- Opportunity for modernisation
- Close to local amenities
- EPC Rating - D



Location

Weedon Village, also known as Weedon Bec, is a highly desirable Northamptonshire village located just four miles from Daventry and within easy reach of Northampton. It enjoys excellent transport links, with the A5 and nearby M1 motorway providing swift road access, and Long Buckby train station offering direct services to London and Birmingham—making it ideal for commuters seeking a more rural setting.

The village has a rich heritage, with its roots dating back to Anglo-Saxon times. Its most notable historic feature is the Royal Ordnance Depot, built during the Napoleonic era, now home to independent shops and a visitor centre. The Grand Union Canal runs through the heart of the village, offering pleasant towpath walks, while the surrounding countryside provides plenty of outdoor space to enjoy. Architectural highlights include attractive stone cottages, Victorian terraces, and the impressive 19th-century Weedon Viaduct.

Weedon offers a good mix of local amenities, including pubs, cafés, a doctor's surgery, pharmacy, and post office, as well as a popular primary school rated "Good" by Ofsted. The village has a strong sense of community, with numerous clubs and societies, regular events, and recreational spaces such as the Pocket Park and riverside walks along the Nene.



Ground Floor

Upon entering the property, you are welcomed into a hallway which provides access to both the kitchen and dining room, as well as stairs rising to the first floor. The hallway also benefits from useful understairs storage. The well-proportioned kitchen/breakfast room features a range of base and eye-level wooden cupboards, with space for a cooker, fridge/freezer, and washing machine. A walk-in pantry provides additional practical storage.

Adjacent to the kitchen is the generous lounge, a bright and airy space with large windows and French doors opening directly onto the garden. A feature fireplace with electric fire creates a welcoming focal point at the far end of the room. The spacious dining room, overlooking the front of the property, is accessible from both the lounge and hallway – ensuring excellent flow between living spaces. This room also benefits from an open fire, adding character and warmth.

First Floor

Stairs rise to the first-floor landing, providing access to all rooms. The shower room is fitted with a walk-in shower, wash basin, and storage cupboard, positioned conveniently next to a separate WC. The principal bedroom is a large double, enhanced by dual-aspect windows to the front and rear, as well as fitted wardrobes offering practical storage. A further double bedroom and a generous single bedroom both enjoy views over the extensive rear garden, creating light-filled and comfortable spaces.



Outside

The property is set behind a privet hedge, with a front garden mainly laid to lawn. A paved pathway leads to the brick-built porch, creating a welcoming approach. To the side, a driveway provides ample off-road parking for multiple vehicles. Wooden gates separate the front and rear gardens, where the garage and a useful wooden shed are located.

The extensive rear garden offers excellent privacy and is predominantly laid to lawn, complemented by mature shrub borders. A large, sunny seating area – accessed directly from the lounge – provides the perfect space for outdoor dining and entertaining. A covered pathway runs along the side of the property, giving sheltered access into the kitchen.

Agents Note

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



Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison on Tel: 01327-316880.

Fixtures and Fittings

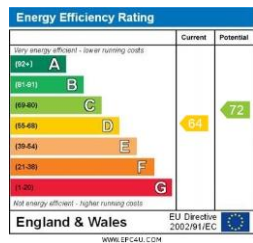
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – C

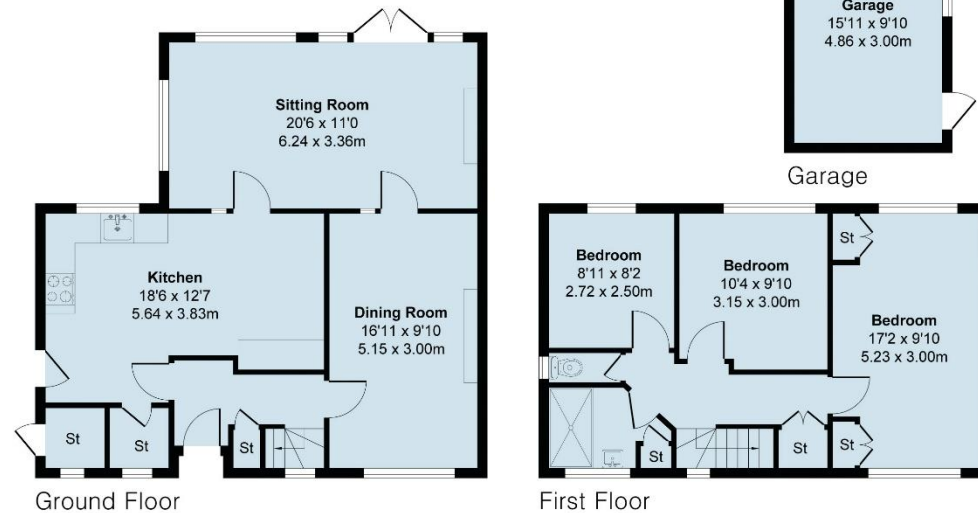


Approximate Gross Internal Area 1195 sq ft - 111 sq m (Excluding Garage)

Ground Floor Area 711 sq ft – 66 sq m

First Floor Area 484 sq ft – 45 sq m

Garage Area 157 sq ft – 15 sq m



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.



Howkins & Harrison

27 Market Square, Daventry, Northamptonshire, NN11 4BH

Telephone 01327 316800
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



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