



40 Greenway, Braunston, Northamptonshire, NN11 7JT

HOWKINS &
HARRISON

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Northamptonshire, NN11 7JT

Guide Price: £350,000

This attractive four-bedroom detached property has been thoughtfully converted to provide versatile ground-floor accommodation, making it ideal for multi-generational living or those seeking accessible space. Situated in the sought-after village of Braunston, it offers convenient access to local amenities, driveway parking, and a low-maintenance rear garden — a practical and welcoming home in a desirable village location.

Features

- Attractive detached family home
- Ground floor bedroom with en-suite and underfloor heating
- Three first floor bedrooms
- Family bathroom
- Spacious sitting room with burner
- Contemporary fitted kitchen with underfloor heating
- Open plan kitchen/diner
- Low maintenance rear garden
- Driveway parking
- Sought after village location



Location

The well-appointed village of Braunston sits on a hill above the A45 and at the historic junction of the Grand Union Canal and the Oxford Canal. The village offers a wide range of amenities, including several welcoming pubs (The Boathouse, The Admiral Nelson, The Old Plough, and The Wheatsheaf), a village shop with Post Office services, a fish and chip shop, hairdressers, a butchers, and a primary school.

At the heart of the village stands All Saints' Church, often called the "Cathedral of the Canals." Its striking spire is a well-known landmark, visible from both road and canal, and draws many visitors.

Nearby, Braunston Marina is a popular destination, renowned for its beauty and its vibrant boating community. It regularly hosts events, including the annual Braunston Historic Narrowboat Rally, attracting enthusiasts from across the country.

The village benefits from excellent transport links, with strong road connections via the A45 and convenient rail services from nearby towns. Sitting on the Northamptonshire/Warwickshire border, Braunston combines rural charm with accessibility, making it a highly sought-after location.



Ground Floor

Step through the UPVC front door into a small entrance hall, leading into the sitting room and ground-floor bedroom. The ground-floor bedroom, converted from the original integral garage, provides a practical living space with an en-suite shower room, underfloor heating, additional storage (including the oil-fired boiler), and a side-access UPVC door. The welcoming sitting room offers lovely views of the front garden and a cosy built-in wood burner, with stairs rising to the first floor. At the rear is a spacious open-plan kitchen and dining area, with French UPVC doors opening to the garden. The contemporary kitchen includes underfloor heating, base and wall cabinets, granite work surfaces with a 1.5 stainless steel sink and inset drainer grooves, and integrated appliances: oven, microwave, hob with smart extractor, dishwasher, fridge/freezer, and washer/dryer.

First Floor

There are three good-sized bedrooms, with built-in wardrobes and storage in bedrooms 1 and 2. The landing also features a generous storage cupboard. The family bathroom is fully tiled and includes a standing shower cubicle, bath, WC, and wash basin.

Outside

The front garden is laid to lawn and features a mature, established tree, with hedging along the borders. A driveway offers parking for one vehicle, with gated side access located to the left of the property. The rear garden is a low-maintenance courtyard with a paved patio, fully enclosed by a brick boundary wall. A raised brick bed at the back contains established plants and trees, and the oil tank is located by the side access.

Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact [Tel:01327-316880](tel:01327316880).

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

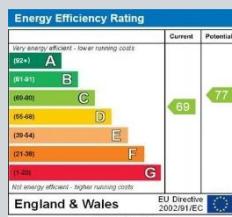
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

West Northamptonshire Council-Tel:0300-126700
Council Tax Band-C

Agents Note

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



Howkins & Harrison

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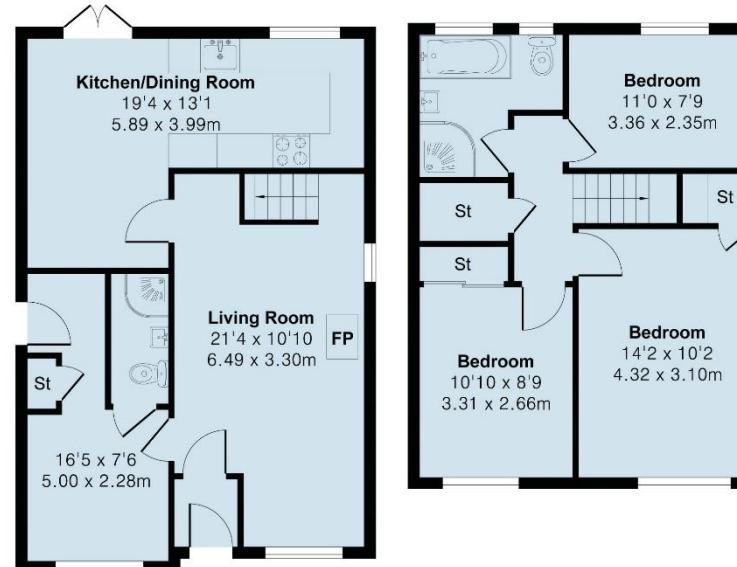
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Approximate Gross Internal Area 1048 sq ft - 97 sq m

Ground Floor Area 563 sq ft - 52 sq m

First Floor Area 485 sq ft - 45 sq m



Ground Floor

First 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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