



12 Naseby Drive, Lang Farm, Daventry, Northamptonshire, NN11 0GA

HOWKINS &
HARRISON

12 Naseby Drive, Lang Farm,
Daventry, Northamptonshire,
NN11 0GA

Guide Price: £290,000

A beautifully presented three-bedroom family home in the sought-after Lang Farm development. The property offers spacious and versatile accommodation, including a bright lounge and conservatory opening onto a south-facing garden. With a single garage and ample off-road parking making this an ideal family home.

Features

- Detached family home
- Three bedrooms
- Large conservatory
- Separate kitchen and lounge
- South facing garden
- Garage and generous off-road parking
- Sought after location
- Close to amenities and Daventry Country Park
- Well-presented
- Energy Rating - D



Location

Lang Farm is a modern residential development situated approximately 1.5 miles north of Daventry town centre. This peaceful and family-friendly neighbourhood offers easy access to the surrounding countryside, making it ideal for outdoor enthusiasts. Nearby, you'll find the Grand Union Canal and Drayton Reservoir, the latter being home to the Rugby Sailing Club and renowned for its match fishing opportunities. For daily conveniences, a small shopping area is within walking distance, featuring a chemist, supermarket, dentist, doctors' surgery, and a public house. Additionally, Daventry Country Park, a 66-hectare local nature reserve, is close by, offering a bird hide, nature trail, adventure playground, and a café.



Ground Floor

The property is entered via a uPVC double-glazed front door into a welcoming hallway with laminate flooring that extends across most of the ground floor. Doors lead to a downstairs cloakroom, an under stairs storage cupboard, the kitchen, and the lounge. The bright and airy kitchen enjoys a front-facing window and is fitted with a range of base and eye-level units, including pan drawers, with space for a dishwasher, washing machine, and upright fridge/freezer. There is an under-counter oven with gas hob and extractor canopy above, along with a wall-mounted gas boiler. The lounge features sliding doors that open into a generous P-shaped conservatory, which benefits from an electric heater and French doors providing access to the rear garden.

First Floor

Grey carpeted stairs rise to the first-floor landing, where doors lead to the recently decorated and generously sized principal bedroom. This room enjoys a front-facing window, fitted wardrobes, and a spacious en-suite comprising a shower, pedestal wash basin, and WC. Adjacent is the well-presented family bathroom, fitted with a white Jacuzzi bath with power shower over, wash basin, WC, chrome heated towel rail, and fully tiled walls and floor. There is a further double bedroom overlooking the rear garden, while the third bedroom is a good-sized single room.

Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact 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.

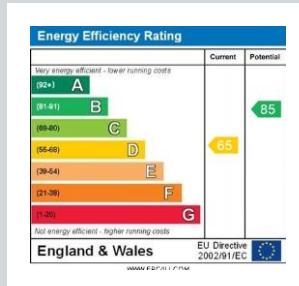
Services

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



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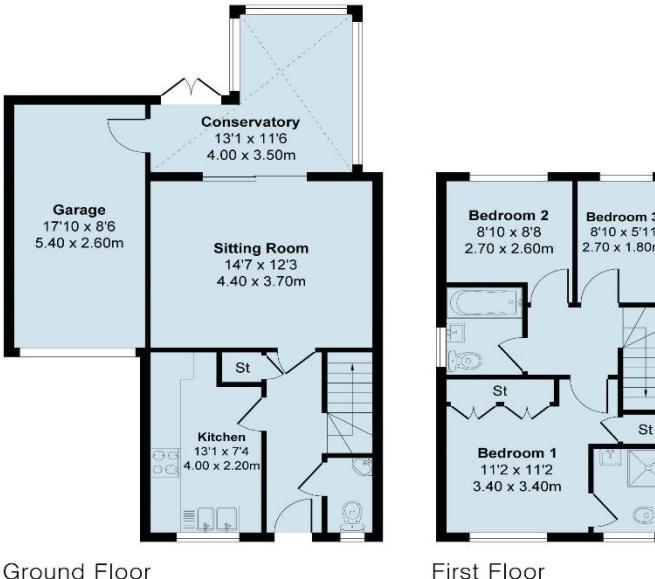
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Approximate Gross Internal Area 1003 sq ft - 93 sq m (Including Garage)

Ground Floor Area 635 sq ft - 59 sq m

First Floor Area 368 sq ft - 34 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy in the preparation of plans, warnings and disclaimers are given and no responsibility is taken for error, omission or misdescription. 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.

H & H

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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