



6 Hillside, Daventry, Northamptonshire, NN11 4PJ

Guide Price £400,000

A deceptively spacious four double bedroom detached property, boasting from generous living accommodation, ample parking, double garage, private rear garden and no upper chain. As you enter the property there is a very useful porch for all your outside clothes and a door leads you into the hallway. With original parquet flooring and open plan staircase, there are doors leading off to all rooms. a recently replaced cloakroom, useful office and a lounge measuring approximately 24 ft, with windows to the front and doors to the rear garden patio. The dining room is a really generous size, again with a large picture window over looking the rear garden and the kitchen a a superb size too. From the kitchen is a utility room, that has a very recently replaced boiler. Upstairs is very spacious too. There are four double bedrooms, with bedrooms one and two benefiting from built in wardrobes. The master bedroom has a superbly sized en-suite and the family bathroom is replaced and a good size. Off the landing is a great walk in storage cupboard -

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LOCATION

Borough Hill is one of the oldest locations in Daventry with very interesting and famous history. It has one of the best viewing points in Daventry overlooking the Northamptonshire Countryside.

Daventry Town Centre is less than 10 minutes walk away from Borough Hill, where on Tuesdays and Fridays you can enjoy the local market and on the first Saturday of the month, a bustling farmers' market comes to town. Many local shops, post office, supermarkets, banks, hairdressers, cafes and coffee shops are all within walking distance.

Close by there are many walking and cycling routes in and around the area to truly enjoy fresh air and the sights and sounds of the countryside. Daventry Country Park and the Reservoir are also within close proximity.

GROUND FLOOR

As you enter the property there is an enclosed porch with glass doors to the hallway. Replaced oak doors lead to the rooms and an open tread staircase leads to the first floor with original parquet flooring. The lounge is a superb family sized room, with electric fire being the focal point and a large picture window to the front and replaced French doors to the rear garden. The lovely sized dining room has views to the rear garden and the kitchen/breakfast room is also a really good size with space and plumbing for a dishwasher and space for a tall fridge/freezer. The utility, just off the kitchen, has space for two white goods and a wall mounted newly replaced boiler. From the hallway is a re-fitted cloakroom and a useful study.

FIRST FLOOR

To the first floor there are four double bedrooms with the master bedroom and second bedroom benefitting from built-in wardrobes. There is a re-fitted family bathroom and a very generously sized en-suite to the main bedroom. From the landing is a very useful linen cupboard. The current owners have replaced all the internal doors to oak and the decor is nice and neutral.

OUTSIDE

Outside there is a good sized frontage, with off-road parking for 3 to 4 vehicles and to the side of the garage there is a covered lockable area which leads to two storage sheds, one of which has power and lighting connected. There is a further opening to the side of the property that leads to the rear garden, which is very private and south facing. With no upper chain, internal viewing is advised to appreciate the size of this family home.

FLOORPLAN

Howkins & Harrison provide these plans for reference only - they are not to scale.

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 available 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

Daventry District Council Tel:01327-871100.

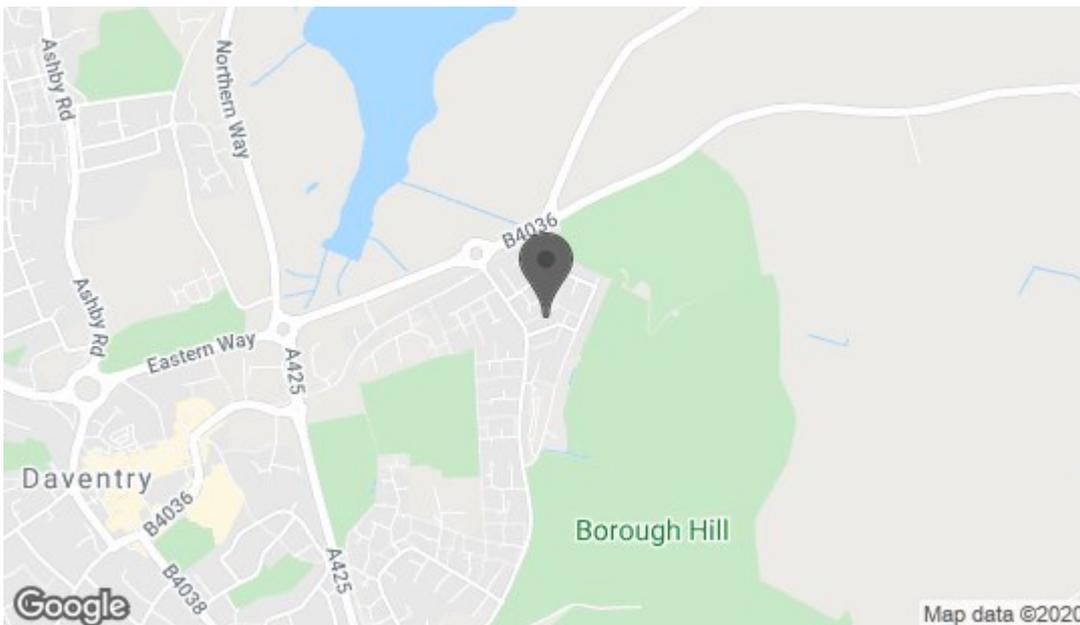
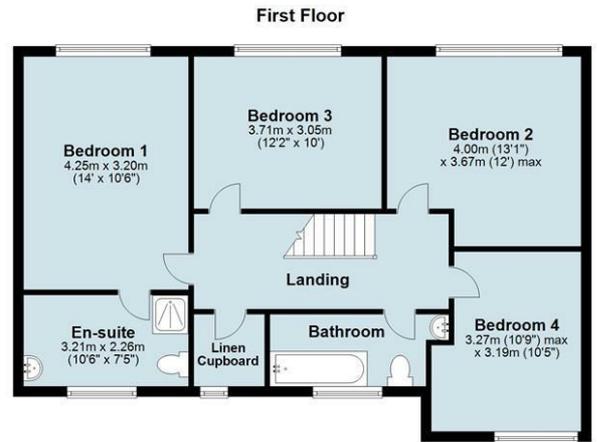
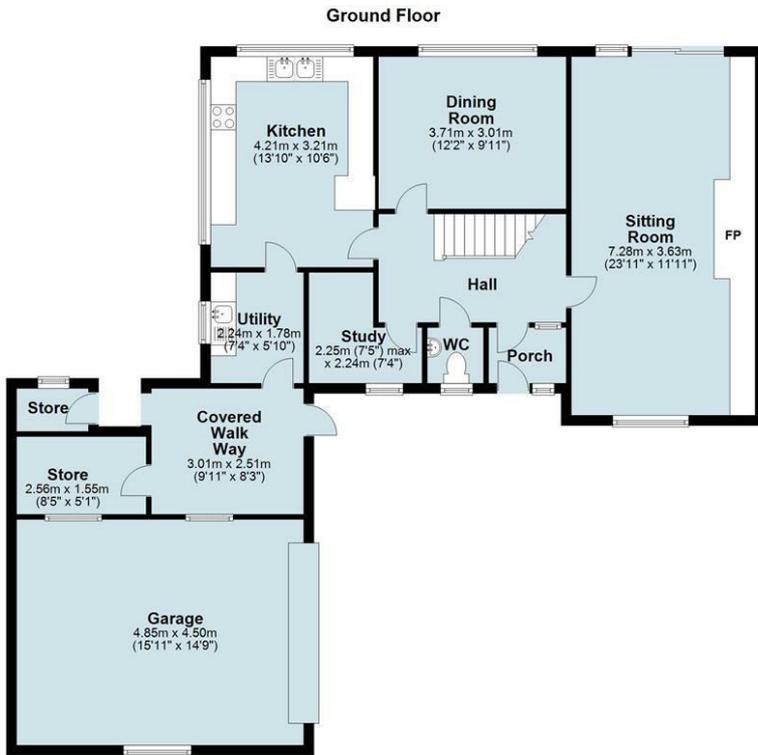
COUNCIL TAX

Band - E

IMPORTANT NOTICE

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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	81
(69-80) C			
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B		73	76
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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