



18 Middlewich Close, Lang Farm, Daventry,
Northamptonshire, NN11 0GJ

HOWKINS &
HARRISON

18 Middlewich Close, Lang Farm,
Daventry, Northamptonshire,
NN11 0GJ

Guide Price: £310,000

A well proportioned four bedroomed family home, situated at the end of the cul-de-sac on the popular Lang Farm Estate and offered with vacant possession. There are two reception rooms and a fitted kitchen together with separate utility. Upstairs are four bedrooms and a family bathroom including the master bedroom which boasts an en-suite. There's a detached single garage, with gated parking and front and rear gardens.

Features

- Integrated appliances to kitchen
- Lounge with dual aspect
- Dining room with sliding doors to the garden
- Cloakroom & family bathroom
- En-suite to master bedroom
- Three further bedrooms
- Garage and gated parking
- Vacant possession
- Sought after location
- Energy Rating – D



Location

The area known as Lang Farm was built on the outskirts of the market town of Daventry. Lang Farm is situated about a mile and a half north of the town centre, close to the open country side and with easy access to local walks, The Grand Union Canal and Drayton Reservoir where you will find a well established sailing club. Just a short walk away, is a small shopping area offering a Chemist, Super Market, Dentist, Doctors, Public House and Daventry Country Park.



Ground Floor

There is a really nice sized hallway as you enter the property, with stairs to the first floor and doors to all rooms. The sitting room has dual aspect windows and the dining room features sliding doors to the garden. The kitchen includes an integrated oven and four ring hob with space for a fridge and plumbing for dishwasher and there is a useful utility room and cloak room with WC and wash basin.

First Floor

Upstairs you will find four bedrooms. The master bedroom has an en-suite with double shower cubicle, WC and washbasin. The family bathroom is fitted with WC washbasin and panel bath.

Outside

To the side of the property you'll find a single detached garage, standing behind gated parking with additional off road parking in front of this. The front garden is mainly laid to lawn with planted shrubs and a path leads to one side of the house to the main entrance with a further gate to the rear garden. Behind the house is a patio, which in turn leads to remainder of the rear garden with lawn, planted borders and timber store.

Viewing

Strictly by prior appointment via the selling agents. Contact 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

Daventry District Council Tel: 01327 871100

Council Tax Band – D

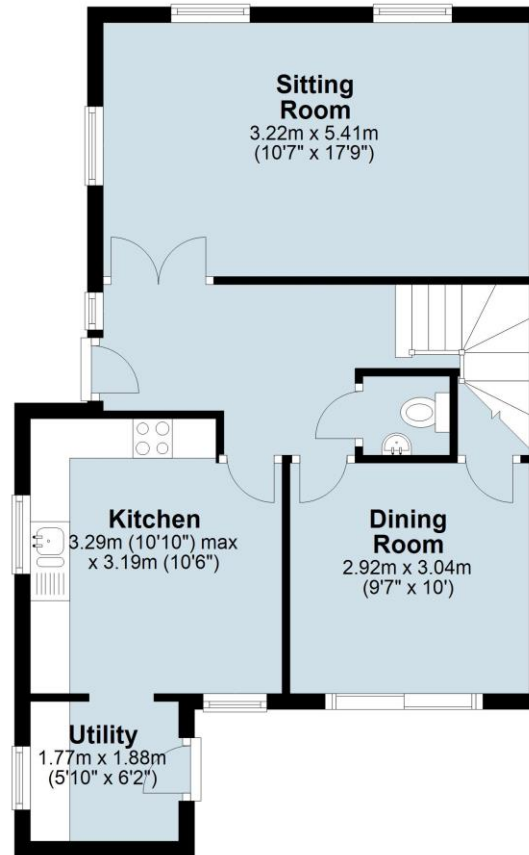
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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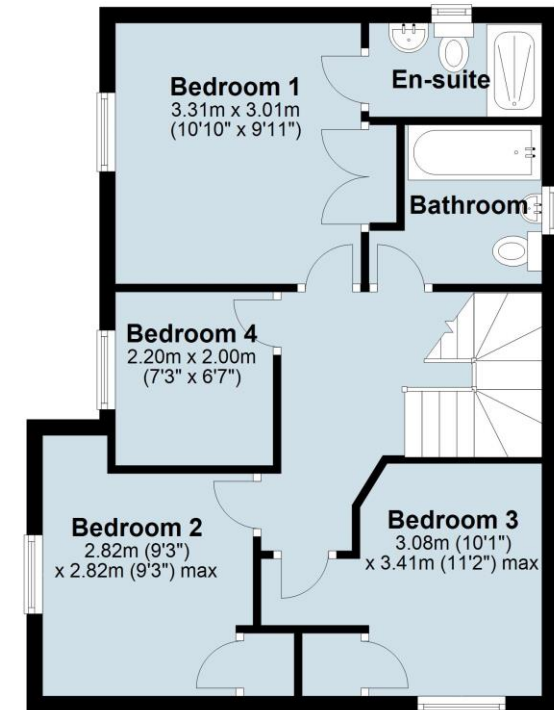
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Ground Floor



First Floor



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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