



**Connells**

Mount Grace Road  
Daventry





## Property Description

Connells are please to bring to market this modern and well presented, two bedroom mid terraced home on Mount Grace Road in Daventry. Mount Grace Road in brief comprises of; entrance hall, downstairs cloakroom, kitchen/diner, lounge, two spacious bedrooms with an en suite to bedroom one, and family bathroom. Externally, there is a lovely rear garden, allocated parking to front for two vehicles, and further on street parking. This property furthers benefits from gas central heating and double glazing throughout.

In Daventry there is the Southbrook Learning Village with a sixth form and there is also the Daventry campus of Northampton College. Primary education includes St James' Junior School, Falconer's Hill Academy, Abbey Church of England Academy, Ashby Fields Primary School, The Grange School and the primary part of the Danetre and Southbrook Learning Village. This small market town has a lot of history and maintains its original character features and has a historic market centre with shops and boutiques, restaurants and pubs, and on the edge of the town there is a country park and reservoir.

Daventry is a great commuter location being just a short drive from major road networks including the M1, M6, A5, A361 and the A45. The nearest railway station is Long Buckby and also Rugby Town which is only a few miles away with regular trains to London Euston and Birmingham New Street.

Call us today on 01788 579880 to arrange your exclusive viewing on this must see home!

## Entrance

From the main door there is an entrance hall with stairs rising to the first floor landing and a boiler/storage cupboard.

## Downstairs Cloakroom

Low level WC and sink.

## Kitchen/Diner

15' 11" x 6' 1" ( 4.85m x 1.85m )

Integrated appliances are to include; oven with four gas hob and extractor fan, fridge freezer, washing machine, and sink & drain. Window to front.

## Lounge

13' 9" x 12' 7" ( 4.19m x 3.84m )

Spacious lounge with double doors to garden and window to rear.

## Landing

First floor landing with a loft hatch providing loft access.

## Bedroom One

11' 11" x 10' 9" ( 3.63m x 3.28m )

Master bedroom featuring a built in cupboard and window to rear.

## En Suite

En suite bathroom to master bedroom featuring walk in shower, low level WC, sink and heated towel rail.

## Bedroom Two

13' 7" x 8' 6" ( 4.14m x 2.59m )

Featuring space for wardrobe and window to front.

## Bathroom

Built in bath with shower, low level WC, sink, towel rail and fan.

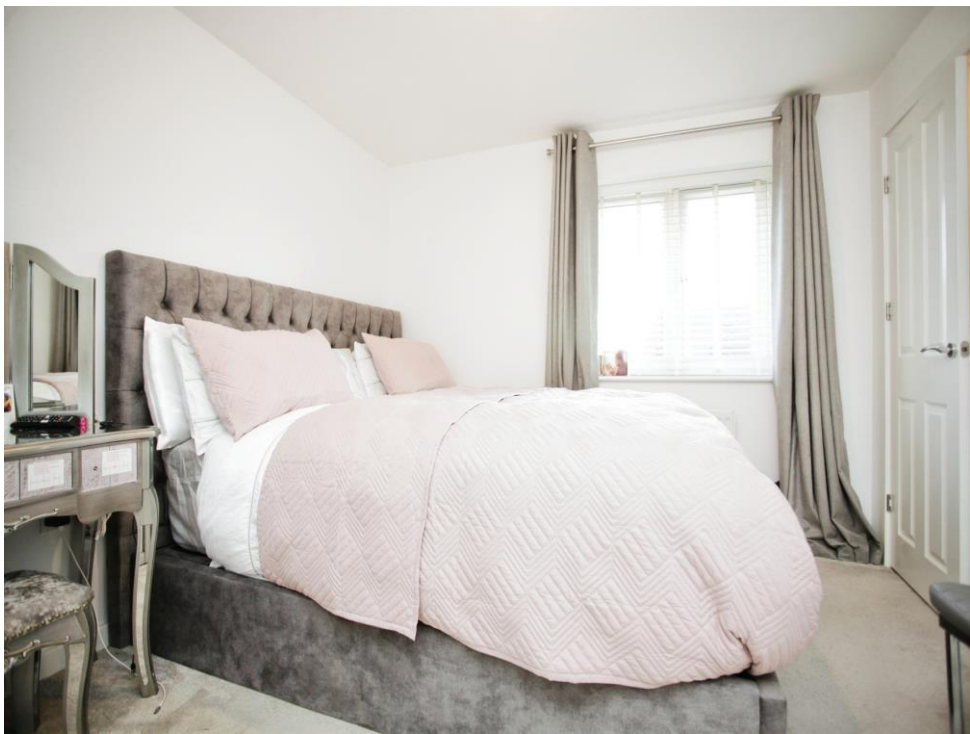
## Parking

The property comes with two allocated parking spaces to front for two vehicles, and further on street parking available.

## Rear Of Property

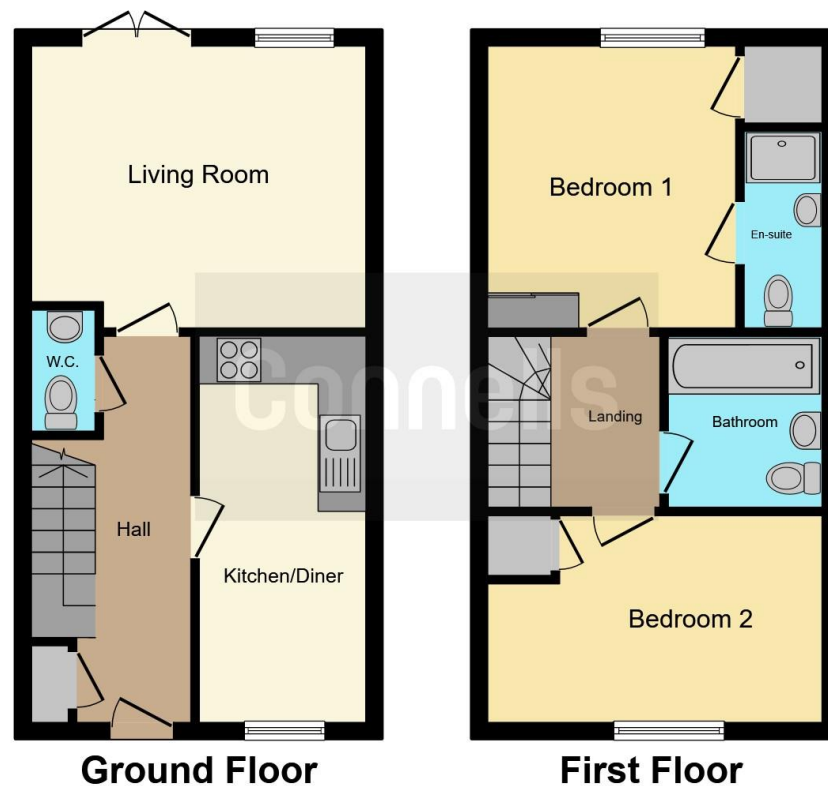
A lovely low maintenance rear garden, laid astro turf and patio area.











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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25 Regent Street  
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**EPC Rating: B**

Tenure: Freehold

**view this property online** [connells.co.uk/Property/RBY107239](http://connells.co.uk/Property/RBY107239)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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