



\*\*\*THREE BEDROOM DETACHED FAMILY HOME\*\*\*SET IN A QUIET CUL DE SAC \*\*\*DESIRABLE VILLAGE LOCATION\*\*\*RECENTLY REPLACED UPVC DOUBLE GLAZING THROUGHOUT\*\*\*FRONT and REAR GARDENS\*\*\*DRIVEWAY and SUBSTANTIAL WOODEN GARAGE/WORKSHOP. Set in the pretty Northamptonshire village of Newnham is this well presented three bedroom detached home with accommodation briefly comprising of porch, OPEN PLAN LOUNGE / DINING ROOM, kitchen, three bedrooms, bathroom and separate WC. Externally the property boasts well maintained front and rear gardens, a driveway affording off road parking leading to 17'10" x 9'6" WOODEN GARAGE/ WORKSHOP. VIEWING IS ADVISED Fast Find 13773 Energy Rating -TBC



fast find  
**13773**

Daventry Office

**01327 311222**

10-12 Oxford Street, Daventry, Northamptonshire, NN11 4AD

[sales@tremaynes.co.uk](mailto:sales@tremaynes.co.uk)



18 photos available  
on our Website



2 floorplans available  
on our Website

**£285,000**

4 Lady Close, NEWNHAM

## Entered

Via a part opaque Upvc double glazed door with Upvc double glazed side panel and opening into: -

## Porch 5'7" x 3'8" (1.70m x 1.12m)

Storage cupboard with hanging space and overhead storage above, opaque glazed wooden door to: -

## Lounge/Dining Room 23'8" x 17'10" (7.21m x 5.44m)

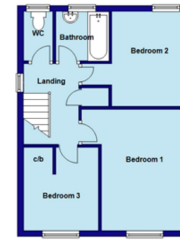
A spacious L shaped room with full length Upvc double glazed

Ground Floor



Total area: approx. 97.6 sq. metres (1050.5 sq. feet)

First Floor



window to front aspect, feature gas fire, Upvc double glazed French style patio doors opening out onto the rear garden, one double panel radiator and one single panel radiator, television point, telephone point, stairs rising to first floor, doorway to: -

## Kitchen 11'10" x 7'10" (3.61m x 2.39m)

Fitted with a range of eye and base level units with work surfaces over and full height cupboards, space for gas/

electric cooker, inset composite one and a half bowl sink unit with mixer tap over, integral dishwasher, space and plumbing for washing machine, space for upright fridge/freezer, Upvc double glazed window to rear aspect, recently replaced wall mounted gas central heating boiler, Upvc double glazed door to rear garden.

## Landing 9'2" x 6' (2.79m x 1.83m)

Upvc double glazed window to side aspect at the head of the stairs, hatch giving access to loft, airing cupboard housing hot water cylinder and slatted linen shelving, double panel radiator, doors to all upstairs accommodation.



### Bedroom One

A double room with Upvc double glazed window to front aspect, single panel radiator, telephone point, television point.

### Bedroom Two 10'8" x 9'2" (3.25m x 2.79m)

Another double bedroom which is dual aspect with Upvc double glazed windows to rear and side aspects.

### Bedroom Three 8'8" x 8'2" (2.64m x 2.49m)

Upvc double glazed window to front aspect.



### Bathroom 5'6" x 5'6" (1.68m x 1.68m)

Fitted with a two piece suite comprising of pedestal wash hand basin and panel bath with Mira shower over, opaque Upvc double glazed window to rear aspect.

### Separate WC 4'8" x 2'8" (1.42m x 0.81m)

Fitted with a low level WC, tiling to window sill, opaque Upvc double glazed window to rear aspect.

### Outside



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## Rear

A well maintained rear garden which offers a good level of privacy and is accessed via both the patio doors from the dining room and also from the kitchen door, a concrete path leads to the driveway and the balance of the garden is laid to lawn with mature flower and shrub borders to all sides. There is a wooden shed to the far corner of the garden and a gated driveway to the side of the property leading to the Garage/

Workshop, all retained by timber panel fencing.

## Garage/Workshop 17'10" x 9'6" (5.44m x 2.90m)

A substantial and well built garage / workshop of timber construction with pitched roof, windows to one side and also personnel door to side.

## Front

Again a well maintained front garden which is mainly laid to lawn with flower and shrub borders to one side and paved path leading to front door together with driveway to the side.

**Viewing strictly by  
appointment with the agent**



### Agents Disclaimer

Floorplans: are for general guidance only and not to scale and should not be used as a basis for the purchase of furnishings and furniture. Measurements: are for general guidance only. The buyer is therefore advised to check measurements if they are required for any other purpose, eg fitted carpets, furniture. Appliances: Laurence Tremayne Estate Agents have not tested any apparatus, equipment or fitting for services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

### MORTGAGE ADVICE

Independent mortgage advice is available, without charge, for all prospective purchasers of this property. Written quotations available on request.

"YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOAN SECURED ON IT"

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