



Offered for sale WITH NO UPPER CHAIN is this VERY WELL PRESENTED and IMPROVED detached family home situated on the SOUGHT AFTER Ashby Fields Development giving easy access to local schooling, amenities and the Country Park. With accommodation comprising of entrance hallway, RE-FITTED CLOAKROOM, open plan area with lounge and RE-FITTED KITCHEN, UPVC CONSERVATORY, three bedrooms with RE-FITTED ENSUITE to bedroom one and a RE-FITTED FAMILY BATHROOM. Outside is a pleasant rear garden with bar and play house plus a DETACHED SINGLE GARAGE and driveway. Viewing is advised. Fast Find-14093, EPC- D



fast find  
**14093**

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25 photos available  
on our Website



2 floorplans available  
on our Website

**£299,950**

16 New Forest Way, DAVENTRY



## Entered Via

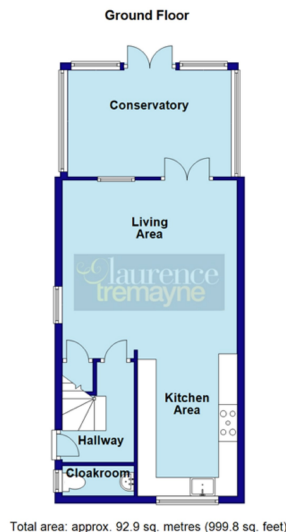
A part glazed Upvc double glazed door set under a tiled canopy storm porch with outside tap to one side and opening into : -

## Entrance Hallway

With tiled wood effect light grey flooring, single panel radiator, stairs rising to first floor landing with white spindled balustrades and hand rail, part glazed door opening into the living area, white panel door to : -

## Cloakroom 6'3" x 2'7" (1.91m x 0.79m)

Refitted with a white two piece suite comprising of a low level push flush WC and wash hand basin with central chrome mixer tap set onto a vanity unit with storage cupboard under, chrome heated towel rail, full tiling to walls, tiled wood



effect light grey flooring, frosted Upvc double glazed window with tiled sill

## Open Plan Living / Kitchen Area

A fantastic open planned living and kitchen space which measures 27'10" x 15'5" reducing to 8'9" at the kitchen end.

## Living Area 15'9" x 15'5" (4.80m x 4.70m)

A beautifully presented dual aspect space which has a feature wall finished in dark charcoal tiling with artificial chimney breast with inset spotlights on either side and which conceals cabling / power supply for a wall mounted television and with contemporary anthracite radiator, tiled wood effect light grey flooring, coving to ceiling, access to under stairs storage cupboard, Upvc double glazed windows to two aspects, Upvc double glazed French style double opening doors

to the conservatory and open into : -

## Kitchen Area 12'01" x 8'9" (3.68m x 2.67m)

Refitted in 2020 with a modern and comprehensive range of grey gloss fronted handleless soft closing eye and base level units with contrasting glass worktops over with tiling above. The units include curved end units to either side, a drawer stack and a pull out larder cupboard and conceal the gas central heating boiler and space and plumbing for both a washing machine and tumble drier plus space for an American style fridge-freezer with cupboard above. Integrated



dishwasher, integrated eye level double electric oven and five ring gas hob with concealed extractor fan over, inset stainless steel sink unit with flexi-hose mixer tap over, inset spotlights, Upvc double glazed window to front aspect, continuation of tiled wood effect light grey flooring from the living area

## Conservatory 14'9" x 9'5" (4.50m x 2.87m)

A useful and versatile addition to the property, this spacious conservatory is of Upvc double glazed construction built



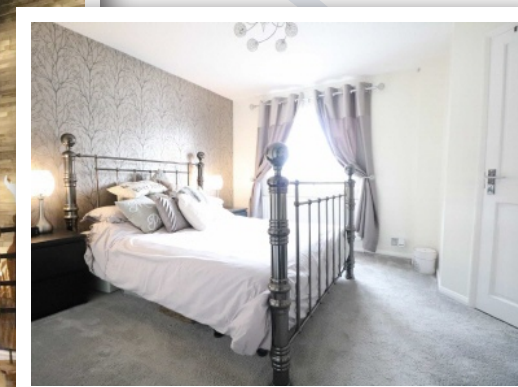
onto dwarf brick walling and with a polycarbonate roof with French style double glazed double opening doors opening out to the garden and with 12 top opening windows, wood effect laminate flooring, single panel radiator

#### Landing

Upvc double glazed window at the top of the stairs, access to loft space with light connected, white panel doors to first floor accommodation

#### Bedroom One 13'3" reducing to 10'10" x 9'9" (4.04m reducing to 3.30m x 2.97m)

A good size main bedroom with built in cupboard over the stairs, Upvc double glazed window to front aspect with single panel radiator under, white panel door to :



#### Ensuite 5'4" x 5'4" max (1.63m x 1.63m max)

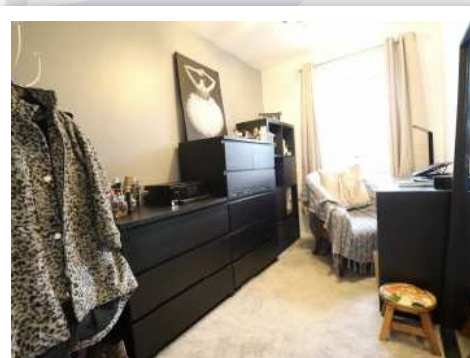
Refitted with a white three piece suite comprising of a corner shower cubicle with curved sliding doors, low level push flush WC and a rectangular wash hand basin with central chrome mixer tap set onto a vanity unit with storage cupboard under, full tiling to walls, tiled flooring, extractor fan, chrome heated towel rail, frosted Upvc double glazed window with tiled sill

#### Bedroom Two 9'11" x 8'11" (3.02m x 2.72m)

A double bedroom with Upvc double glazed window to rear aspect overlooking the rear garden and with a single panel radiator under

#### Bedroom Three 9'11" x 6'3" (3.02m x 1.91m)

Upvc double glazed window to rear aspect overlooking the rear garden and with a single panel radiator under



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## Bathroom 6'5" x 5'6" (1.96m x 1.68m) :-

Refitted with a white three piece suite comprising of a low level push flush WC, wash hand basin with central chrome mixer tap set onto a vanity unit with storage cupboard under and panel bath with central chrome mixer tap and hand shower attachment, tiling to water sensitive areas, tiled flooring, chrome heated towel rail, frosted Upvc double glazed window with tiled sill

## Outside

### Front

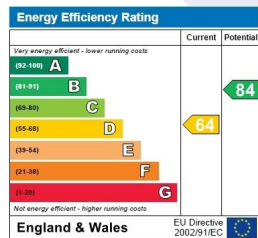
A low maintenance frontage laid with gravel to the front of the house and with planted shrubs, with paving to the front door and wrought iron gate which leads to the rear garden and a tarmac driveway providing off road parking and leading to

## Garage 16'7" x 8'1" (5.05m x 2.46m)

A detached brick built garage with pitched tiled roof offering additional storage into the eaves and with metal up an over door, power and light connected

### Rear

A lovely rear garden which has a spacious paved patio area accessed from the conservatory and with a feature outside 'bar' to one corner and with access to a storage shed running along one side of the property, from here a small gate opens to the main lawned area of the garden plus an elevated decked patio area, raised timber planted flower beds with a range of shrubs and flowers, timber play house to one corner, outside light, access to the front via a wrought iron gate, enclosed by timber panel fencing



**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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