



1 Lady Close, Newnham, Northamptonshire, NN11 3HN

DEBBIE COX
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**1 Lady Close
NEWNHAM
Northamptonshire
NN11 3HN**

Guide Price: £280,000

A well-positioned three-bedroom semi-detached home occupying a generous corner plot, featuring a delightful south-facing rear garden. Situated within a highly sought-after village on the outskirts of Daventry, the property benefits from close proximity to a well-regarded local school. Offering excellent potential throughout, this home is ideal for buyers seeking a property they can personalise and make their own.

VIEWINGS

Strictly by Appointment. Contact your local EXP Agent, Debbie Cox on 0777 301 7523 or email debbie.cox@exp.uk.com



GROUND FLOOR

The property is entered via a welcoming entrance hall, offering space for coats and shoes, with stairs rising to the first floor and access into the main living area.

The dual-purpose lounge/dining room is bright and spacious, with a full-length window to the front elevation allowing an abundance of natural light. A useful understairs storage cupboard adds practicality. The dining area leads to the kitchen and features sliding doors opening into the conservatory, creating an ideal space for both everyday living and entertaining.

The kitchen is functional in its current form and presents an excellent opportunity for modernisation. It is fitted with a range of base and eye-level units, complemented by tiled splashbacks, and offers space and plumbing for a washing machine, along with space for a cooker. A rear-facing window overlooks the conservatory.

The conservatory enjoys a desirable southerly aspect, with UPVC French doors opening onto the rear garden. Finished with tiled flooring and wood panelling to sill height, this versatile space also provides internal access to the garage.

FIRST FLOOR

The first floor offers a light and airy landing, enhanced by a side-facing window. There is an airing cupboard housing the boiler with additional storage space, along with loft access.

The principal bedroom is positioned to the front and benefits from a built-in wardrobe with sliding doors, providing ample storage. Bedroom two overlooks the rear garden, while the third bedroom is a well-proportioned single room, also facing the front.

The bathroom is fitted with a panelled bath with electric shower over, WC, and a wash hand basin set within a vanity unit. An obscure double-glazed window allows natural light, complemented by half-height wall tiling and a wall-mounted towel rail.

OUTSIDE SPACES

To the front, the garden is predominantly laid to lawn, with a driveway providing off-road parking and access to the single garage.

The garage has been partitioned into two sections, is light and power connected, and includes a personal door leading into the conservatory.

The rear garden is a particular feature of the property—generous in size and enjoying a sunny south-facing aspect. Mainly laid to lawn, it is complemented by pathways leading to the top of the garden and to the side, where gated access can be found. Fully enclosed by panel fencing, the garden also includes a useful storage area to the rear of the garage.

LOCATION

Newnham is an exceptionally popular village in this part of the County, situated only a few miles from Daventry town for its local conveniences, but enjoying the benefits of the open countryside and the



