



57 Edgehill Drive, Lang Farm, Daventry, Northamptonshire, NN11
0GR

HOWKINS &
HARRISON

57 Edgehill Drive, Lang Farm,
Daventry, Northamptonshire,
NN11 0GR

Guide Price: £293,999

Offered for sale with no onward chain, this well-presented three-bedroom detached family home offers comfortable living in a popular residential area, set within the desirable and well-connected Lang Farm development. Ideal for families, the property boasts a spacious fitted kitchen/diner, a bright and welcoming living space, and an en-suite to the main bedroom. Other benefits include a private rear garden that isn't overlooked, a converted garage with off-road parking, and close proximity to local schools, shops, and green spaces.

Features

- Three bedroom detached family home
- Fitted kitchen/diner
- Sitting room
- Conservatory
- Downstairs cloakroom/utility
- En-suite to master and family bathroom
- Converted garage and driveway parking
- Close to local amenities



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.

Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



Ground Floor

Entering the property, you're welcomed into a practical entrance hall with stairs rising to the first floor. Off the hallway is a useful cloakroom/utility space, fitted with a WC, wash basin and plumbing for a washing machine. To the front of the property, the sitting room offers a comfortable space with a feature fireplace and leads through to a well-proportioned kitchen/diner, which benefits from a built-in storage cupboard. The kitchen is fitted with a range of base and wall units and includes a 1.5 composite sink, oven with gas hob and extractor and space for a freestanding fridge/freezer. The gas-fired combi boiler is also located here. Adjoining the kitchen is a conservatory, providing an additional reception space with French UPVC doors opening out to the rear garden.

First Floor

On the first floor, you will find three well-proportioned bedrooms. The master bedroom features its own en-suite bathroom and two built-in double wardrobes, providing ample storage. The family bathroom includes a shower over the bath, WC, and wash basin, offering practical facilities for the household.

Outside

To the front, there is a driveway providing off-road parking that leads to a converted garage, fitted with lighting and power, offering flexible use. The original garage door is still in place, allowing it to be reinstated as a functional garage if needed. A paved walkway leads to the front door and continues to a side gate for easy access to the rear. The garden is private and not

Viewing

Strictly by prior appointment via the selling agents
Howkins & Harrison. Contact Tel: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.

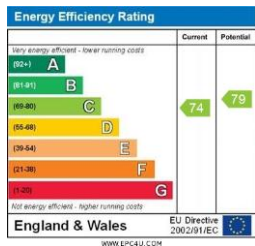
Services

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

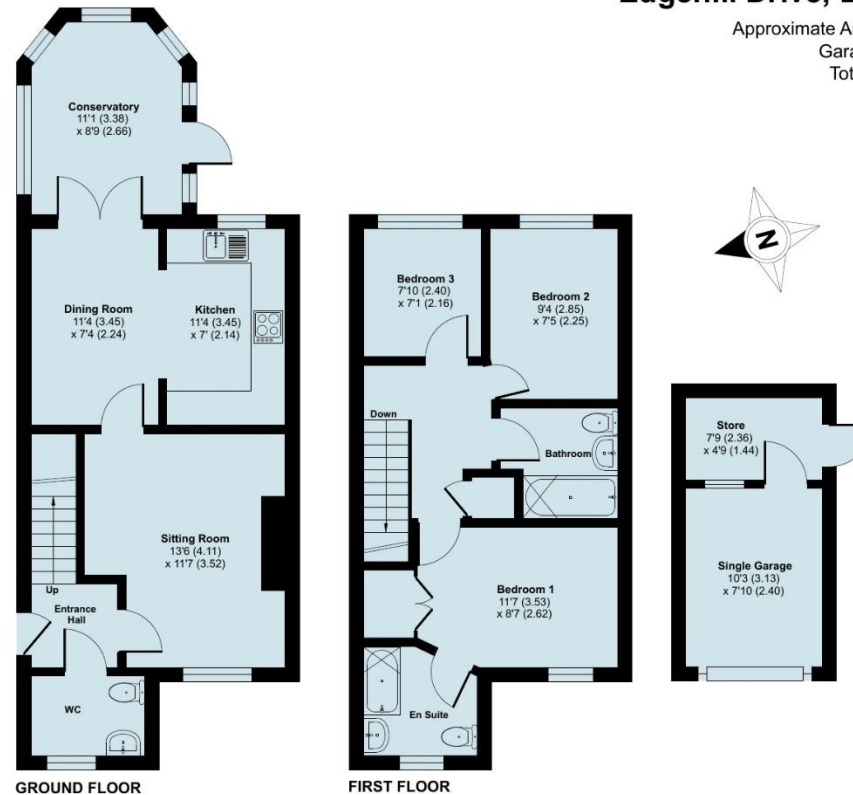
West Northamptonshire Council Tel:0300-126700

Council Tax Band-C



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Approximate Area = 907 sq ft / 84.2 sq m
Garage = 122 sq ft / 11.3 sq m
Total = 1029 sq ft / 95.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1312510

Howkins & Harrison

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