



2 The Leys, Upper Boddington, Daventry NN11 6DG  
'Guide Price' £325,000 Freehold

**Stanbra  
Powell** | Estate Agents  
Valuers  
Property Lettings





*A semi-detached bungalow offered with no onward chain, complemented by a generous size rear garden backing onto farmland.*

**Entrance lobby | Living/dining with vaulted ceiling | Kitchen | Lean-to conservatory | Two bedrooms | Modern bathroom | Utility room (formerly garage) | Gardens to front and rear | Driveway | Store room (formerly garage)**

Enjoying a cul-de-sac location within this desirable West Northants village, a well presented two bedroom semi-detached bungalow.

#### Accommodation

Front door.

**Entrance lobby** which leads to living/diner.

**Living/diner:** Vaulted ceiling. Double glazed sliding doors giving access to the garden.

**Kitchen:** Stainless steel sink unit and drainer. Range of Shaker style wall and base units. Tiling to splashback areas. Integrated electric hob, oven and grill. Space for fridge/freezer. Semi Vaulted ceiling. Double doors giving access to lean-to conservatory.

**Lean-to conservatory:** Polycarbonate roof. Sliding doors giving access to the garden. Door through to utility.

**Utility (formerly garage):** Bowl and a half inset sink unit and drainer. Range of base units. Free space and plumbing for washing machine. Space for tumble dryer.

From the living/diner walkway through to **inner lobby** with useful store cupboard. Access to loft.

**Bedroom one:** Double bedroom to front aspect with fitted wardrobes.

**Bedroom two:** Generous single bedroom to front aspect.

**Bathroom:** Contemporary P-shaped panelled bath with shower unit over, handbasin with inset vanity unit and wall hung WC. All walls and floor is fully tiled with underfloor heating.

#### Agents Note

Electric heating.  
Double glazed windows.

#### Outside

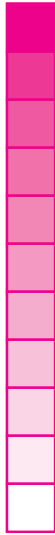
**Rear garden:** Enclosed by fencing giving a good degree of privacy. Predominantly laid to lawn patio area. The garden measures approximately 70 ft in length. East facing garden.

**Front:** Open-plan laid to lawn. Store cupboard.

**Driveway** providing off road parking for two/three vehicles leading up to the **store room** (formerly garage) with metal up and over door, to the rear of the store room is door giving access to garden.

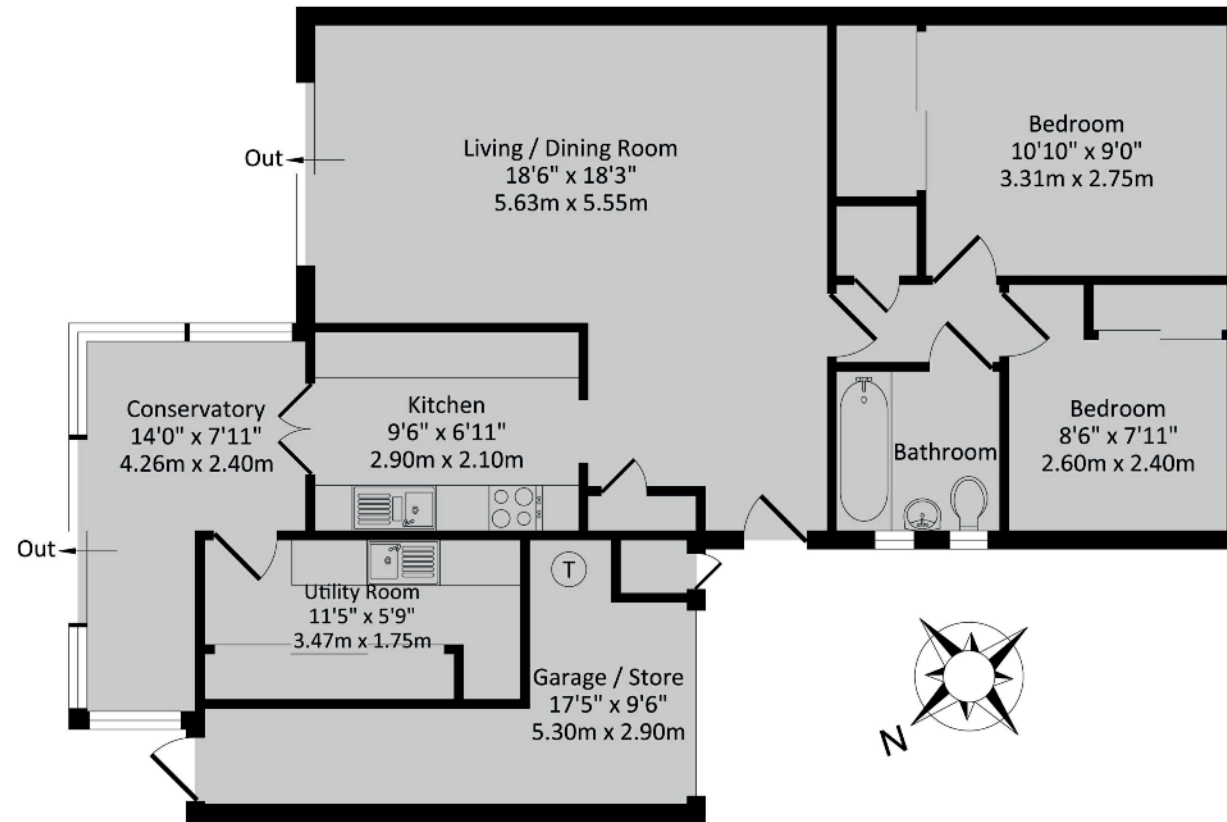
Upper Boddington is located north of Banbury. Within the village there is a public house, local shop and church whilst a more comprehensive range of facilities can be found in Banbury and Daventry. Access for the M40 found at Banbury (Junction 11) and at Gaydon (Junction 12). Upper Boddington Primary School is easily accessible and a bus is provided for Secondary schooling at Chenderit School in Middleton Cheney. Within the village there is also a church, Methodist Chapel and a popular public house, Village Hall with Post Office facilities and activities.

Services: All  
Authority: South Northants  
Council Tax Banding: C





Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		<b>77 C</b>
55-68	<b>D</b>		
39-54	<b>E</b>	<b>43 E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		



TOTAL APPROX. FLOOR AREA 854 sq.ft. (79.30 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

**Important Agent's Note** All services throughout the property are untested. Any applicants must satisfy themselves with the condition of any central heating systems, fitted gas fires, showers or any other installations (where applicable). Also all measurements should be taken as approximate, although every care is taken in their accuracy. These details contained hereon are for information purposes only and do not form the basis of a contract.

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