



SKILTON & HOGG

ESTATE AGENTS

DAVENTRY & VILLAGES

Minster Road, Daventry, NN11 2PE

£420,000

🛏️ 4 🚿 2 🛋️ 2



*** A BEAUTIFUL HOME *** This gorgeous family sized home is located on the periphery of Monksmoor, Daventry and affords views and access to countryside walks and park land to the front. The home is a little under ten years old and is superbly presented top to bottom. An open galleried hallway and landing space leads to approx. 1400sq feet of spacious accommodation. The home provides a large lounge, open plan kitchen/dining area with island unit, study area, utility room, four bedrooms, ensuite and family bathroom. A recently landscaped garden provides ample space outside and leads to a tandem driveway and single garage. Monksmoor is one of Daventry's most desirable spots, with a great primary school and easy access to main road networks into and out of the town. A must see. EPC B. C/tax Band E.

GENERAL INFORMATION - TENURE: we understand from the vendors that the property is freehold with vacant possession on completion. We are advised that there is an Estate Service charge of approx. £340 per annum.

SERVICES: all mains' services are connected but not tested. The telephone is available subject to the appropriate telephone company's regulations. Skilton & Hogg have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their surveyor or Solicitor.

PROPERTY BUILD TYPE: We are advised that the property is of Standard construction - Brick with Slate/tile roof.
BROADBAND: Is available according to public records. Buyers are advised to check before purchasing. A buyers property guide is available online with further information.
LOCAL AUTHORITY: Daventry. COUNCIL TAX BAND: E.
ENERGY PERFORMACE RATING: B

FLOOD RISK - Very Low. FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale. MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

VIEWING: by prior appointment through the Sale Agents



SKILTON & HOGG



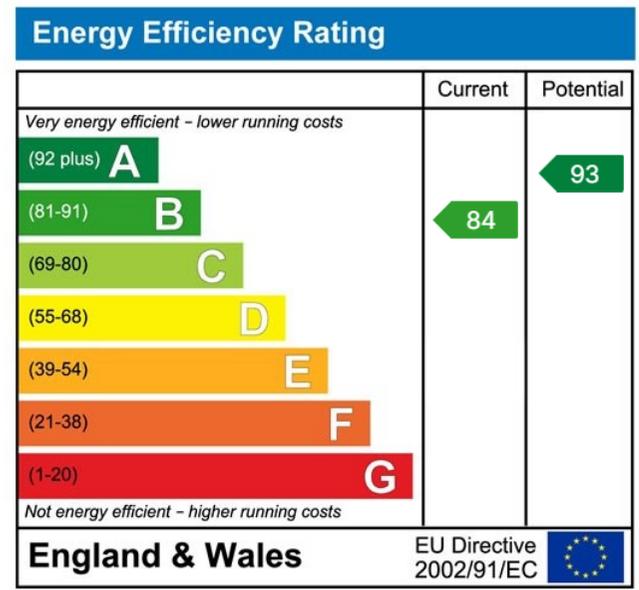
SKILTON & HOGG



SKILTON & HOGG ESTATE AGENTS

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 a guide to 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. Made with Metrepro 03/25

- Four Bedroom Home
- Views to Green land
- Open Plan Kitchen/Diner
- Study area
- EV Charging Point
- Large Semi detached
- Ensuite & Bathroom
- Large Lounge
- Gardens, Drive & Garage
- C/Tax Band E. EPC B



SKILTON & HOGG