



11, The Dingle Daventry, NN11 4DJ

HOWKINS &
HARRISON

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Guide Price: £340,000

A well-proportioned three-bedroom detached family home offered with no upward chain and located in a desirable cul-de-sac within walking distance to the town centre. The property benefits from a sitting room, dining room, conservatory and fitted kitchen overlooking the garden. There is an en-suite to the principal bedroom and downstairs cloakroom, while offering excellent potential for a new owner to modernise and update the décor to their own taste.

Features

- Three-bedroom detached family home
- Offered with no onward chain
- Requires some modernisation and updating
- Conservatory overlooking the rear garden
- Fitted kitchen with built-in appliances
- Downstairs cloakroom
- Principal bedroom with en-suite shower room
- Private enclosed rear garden
- Block-paved driveway and integral garage
- Gas central heating and double glazing



Location

Daventry town centre is within easy walking distance of the property, offering a variety of local amenities including shops, post offices, supermarkets, banks, hairdressers and coffee shops. The town also hosts a local market every Tuesday and Friday, while a bustling farmers' market takes place on the first Saturday of each month.

The surrounding area provides a range of countryside walks and routes, perfect for enjoying the fresh air and local scenery. Daventry Country Park and Drayton Reservoir are also within close proximity, providing further opportunities for outdoor recreation.

Daventry offers a good range of educational facilities, with a selection of primary schools including Ashby Fields Primary School, The Grange School and Monksmoor Park CE Primary School. Secondary education is available at The Parker E-ACT Academy, with all-through education provided by DSLV E-ACT Academy. Danetre Hospital is also conveniently located within a short walk of the property.



Ground Floor

The property is approached via a UPVC double glazed entrance door opening into the welcoming hallway, with stairs rising to the first floor, radiator and doors leading to the sitting room and a useful cloakroom which features an obscure UPVC double glazed window to the front, low-level WC and wall-mounted wash hand basin, with tiled splash backs and radiator.

The sitting room is a generous reception space with a UPVC double glazed bow window overlooking the front, radiator and brick fireplace with quarry tiled hearth and gas coal-effect living flame fire. A square archway leads through to the dining room, which enjoys a UPVC double glazed window overlooking the rear garden, radiator, and door through to the kitchen.

The kitchen is fitted with a range of white wall, base and drawer units with roll-top work surfaces, stainless steel one-and-a-half bowl sink and tiled splash backs. Integrated appliances include an oven and grill, four-ring gas hob and extractor fan. There is also a radiator and useful built-in pantry with shelving and lighting. A UPVC obscure double-glazed door leads through to the conservatory.

The conservatory is of UPVC and brick construction, with windows overlooking two sides, French doors opening onto the garden, tiled flooring and wall light points. A further door provides access to the integral garage, which benefits from an up-and-over door, power and lighting, together with a wall-mounted gas boiler.



First Floor

To the first floor, the landing has a UPVC double glazed window to the side, access to the loft space and a built-in airing cupboard housing the hot water cylinder and providing useful shelving.

Bedroom one is a spacious principal bedroom with a UPVC double glazed window to the front and a range of fitted bedroom furniture, including wardrobes, bedside cabinets, and drawers. A door leads to the en-suite shower room, which has an obscure UPVC double glazed window to the side, low-level WC, pedestal wash hand basin and shower cubicle with Triton power shower, together with tiled splashbacks and radiator.

Bedroom two has a UPVC double glazed window overlooking the rear garden and radiator, while bedroom three has a UPVC double glazed window to the front and radiator.

The family bathroom is fitted with an obscure UPVC double glazed window to the rear, three-piece suite comprising low-level WC, pedestal wash hand basin and panel bath with AquaTronic power shower over, glass shower screen and radiator.

Outside

Outside, the rear garden offers a good degree of privacy and is fully enclosed by timber fencing. A paved patio runs adjacent to the property, with four steps leading up to the lawned area, which is complemented by established shrubs and planted borders. There is a timber shed, outside tap and lighting, together with pedestrian access to the side via a timber gate.

To the front, a block-paved driveway provides off-road parking and leads to the garage and front entrance, with a lawned area to one side featuring established shrubs. The garage has power and lighting and an up and over door.



Viewing

Strictly by prior appointment via the selling agents
Howkins & Harrison on 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



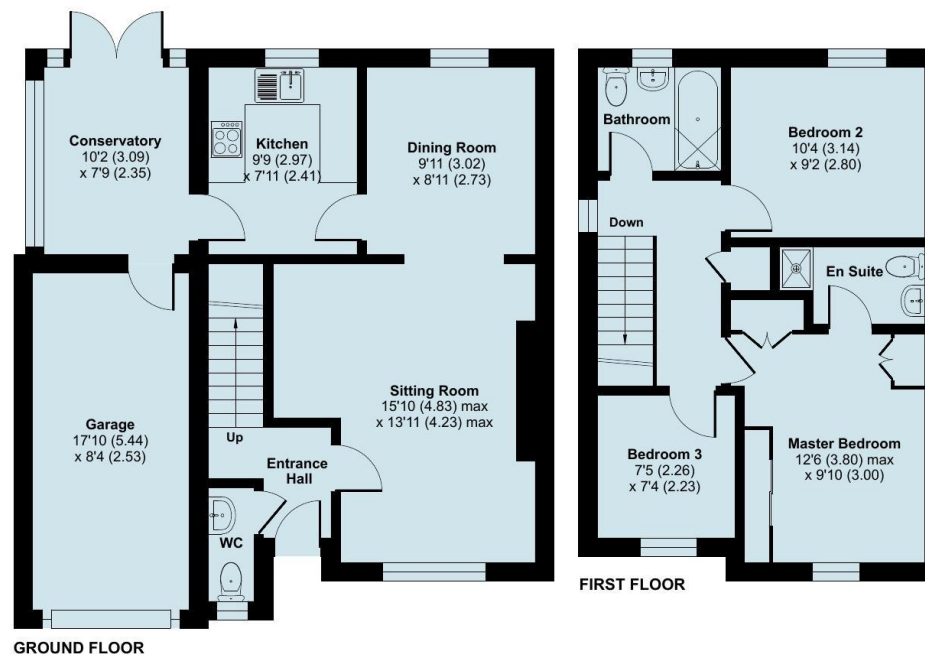
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Approximate Area = 986 sq ft / 91.6 sq m

Garage = 148 sq ft / 13.7 sq m

Total = 1134 sq ft / 105.3 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 2026. Produced for Howkins & Harrison. REF: 1504171

Howkins & Harrison

27 Market Square, Daventry, Northamptonshire, NN11 4BH

Telephone 01327 316880

Email property@howkinsandharrison.co.uk

Web howkinsandharrison.co.uk

Facebook HowkinsandHarrison

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