



5 Lancers Way, Weedon, Northamptonshire, NN7 4PH

HOWKINS &  
HARRISON

5 Lancers Way, Weedon,  
Northamptonshire, NN7 4PH

Guide Price: £365,000

This well-presented four-bedroom family home is pleasantly situated in a quiet cul-de-sac position towards the edge of Weedon. The property enjoys an enclosed south-facing rear garden backing onto woodland, with attractive views towards Weedon Barracks beyond, offering a lovely sense of privacy and outlook. Internally, the accommodation comprises a sitting room, dining room, conservatory, refitted kitchen, and cloakroom to the ground floor. To the first floor are four bedrooms and a family bathroom, providing well-balanced living space ideal for modern family life. An early viewing is strongly advised.

### Features

- Cul-de-sac position
- Four bedroom detached
- Refitted kitchen
- Sitting room overlooking the garden
- Dining room
- Conservatory
- Private south-facing rear garden
- Off-road parking
- Garage
- EPC Rating - C



## Location

Weedon Village, also known as Weedon Bec, is a highly desirable Northamptonshire village located just four miles from Daventry and within easy reach of Northampton. It enjoys excellent transport links, with the A5 and nearby M1 motorway providing swift road access, and Long Buckby train station offering direct services to London and Birmingham making it ideal for commuters seeking a more rural setting.

The village has a rich heritage, with its roots dating back to Anglo-Saxon times. Its most notable historic feature is the Royal Ordnance Depot, built during the Napoleonic era, now home to independent shops and a visitor centre. The Grand Union Canal runs through the heart of the village, offering pleasant towpath walks, while the surrounding countryside provides plenty of outdoor space to enjoy. Architectural highlights include attractive stone cottages, Victorian terraces, and the impressive 19th-century Weedon Viaduct.

Weedon offers a good mix of local amenities, including pubs, cafés, a doctor's surgery, pharmacy, and post office, as well as a popular primary school rated "Good" by Ofsted. The village has a strong sense of community, with numerous clubs and societies, regular events, and recreational spaces such as the Pocket Park and riverside walks along the Nene. In short, Weedon



Village combines heritage, community, and excellent connectivity, making it one of Northamptonshire's most attractive places to live.

## Ground Floor

Entrance is gained via a double-glazed front door opening into a welcoming hallway with laminated flooring and stairs rising to the first floor. Doors lead to the cloakroom and principal ground-floor rooms.

The cloakroom is fitted with a modern white two-piece suite comprising a low-level WC and a circular wash hand basin set within a vanity cupboard, with tiling to splashback areas and the floor.

The sitting room enjoys laminated flooring, a radiator, and double-glazed patio doors opening directly onto the rear garden, creating an excellent connection between indoor and outdoor living. French half-glazed doors lead through to the dining room. The dining room continues the laminated flooring and provides access to the kitchen, while a square archway opens into the conservatory. The conservatory benefits from windows overlooking the garden and doors opening onto the terrace, making it an ideal additional reception space. The room is finished with a tiled floor.



## First Floor

The landing has a window to the front, access to loft space, and panelled doors to all bedrooms and the family bathroom.

Bedroom One is a double room with a double-glazed window to the rear enjoying attractive views towards the Barracks and countryside beyond. The room benefits from fitted wardrobes to one wall and laminated flooring.

Bedroom Two is another double bedroom with a rear-facing double-glazed window and similarly pleasant open views. Laminated flooring throughout. Bedroom Three has a double-glazed window to the front and laminated flooring. Bedroom Four also features a double-glazed window to the front and laminated flooring, making it suitable as a bedroom, home office, or nursery.

The family bathroom has an obscure double-glazed window to the front and is fitted with a white three-piece suite comprising a low-level WC, wash hand basin with vanity cupboard beneath, and a P-shaped bath with shower over and curved shower screen. A built-in cupboard provides useful storage.

## Outside

The south-facing rear garden is enclosed by timber fencing and attractively planted with a variety of shrubs and trees. A paved terraced seating area leads down to a lower lawn, offering defined spaces for entertaining and relaxation. Pedestrian access is provided to the garage and to the front of the property. To the front, steps lead down to the main entrance, while an unfinished driveway provides off-road parking and access to the garage. The garage features an up-and-over door with power and lighting connected, and a pitched roof offering additional storage potential.

## Agents Note



## 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

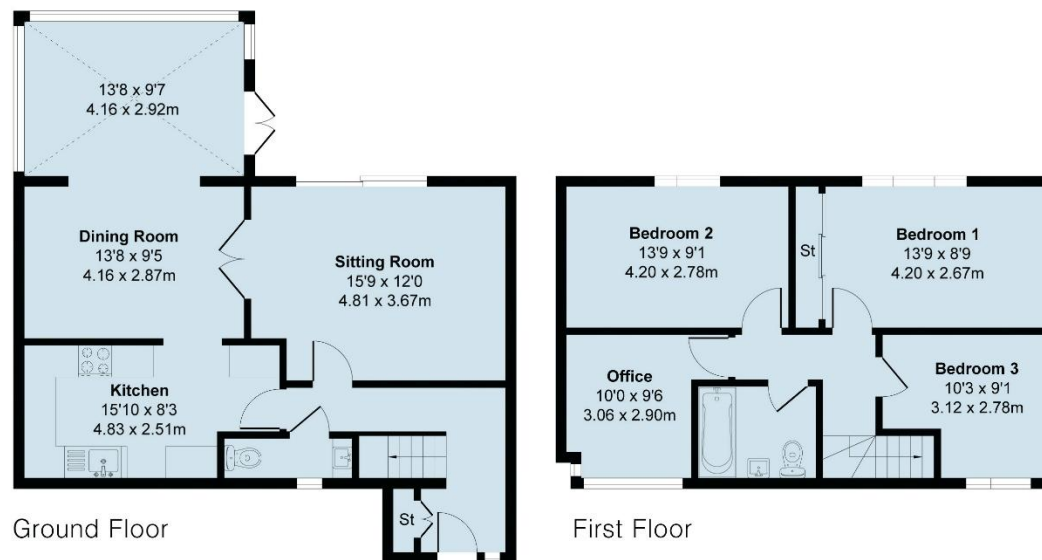
West Northamptonshire Council Tel:0300-126700  
Council Tax Band-D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	71	79
	EU Directive 2002/91/EC	
	N/A	

## Approximate Gross Internal Area 1249 sq ft - 116 sq m

Ground Floor Area 711 sq ft – 66 sq m

First Floor Area 538 sq ft – 50 sq m



PINK PLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



## Howkins & Harrison

27 Market Square, Daventry, Northamptonshire, NN11 4BH

Telephone 01327 316800  
Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
Instagram HowkinsLLP



rightmove  
find your happy



This document is made from fully recyclable materials.  
We are working on ways to move all of our products to recyclable solutions

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.