



11 The Glebe, Badby, Northamptonshire, NN11 3AZ

HOWKINS &
HARRISON

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Offers in excess of: £600,000

Offered with NO CHAIN is this good sized four bedroomed detached family home located in a quiet cul-de-sac position. The property would benefit from some internal updating. There is a large P-shaped conservatory overlooking the garden, four reception rooms and a fitted-out kitchen which has a door providing access to the tandem length garage. The gardens have been well maintained with a selection of established shrubs and trees. A summer house and shed both have power connected.

Features

- An extended detached family home
- Four double bedrooms
- Four reception rooms
- Large P-shaped conservatory overlooking the well tended garden
- Fitted kitchen/breakfast room
- Ensuite and family bathroom
- Established good sized garden
- Offered with NO CHAIN
- Private enclosed garden with lawn and entertaining area
- Energy Rating - D



Location

Badby is a rural village and civil parish two miles south of Daventry, set among woodlands and countryside with the River Nene running through it. It marks the western trailhead of both the Knightley Way and the 110-mile Nene Way walking routes.

To the north lies Badby Wood, part of the Fawsley Estate and a designated SSSI, famed for its spring bluebells and public access. The village has a primary school and the Grade II* listed St Mary the Virgin Church, dating to the 14th century.

Transport links are good, with nearby rail stations at Long Buckby, Rugby, and Banbury offering connections to London, Birmingham, and beyond.

Community life is active, centred around the village pub and groups for film, music, art, fitness, theatre, history, and more.



Ground Floor

Entrance via double glazed door into porch way which has uPVC double glazed windows to the front and side and a glazed door into the sitting room, as well as a glazed door into the hallway. Electric wall heater. Hallway - dog leg stair case leads to the first floor and radiator, panelled doors lead to connecting rooms. Cloakroom uPVC double glazed obscure window the front, two piece suite, low level WC, wall mounted wash hand basin, radiator. Sitting room, uPVC double glazed window to the front, stone fireplace with matching side plinths, decorative coving, radiator, sliding doors open into family room which has a uPVC double glazed doors to the conservatory and a window. Radiator, hand built bar with shelving. Dining room uPVC double glazed door to the conservatory and a radiator. Kitchen uPVC double glazed window overlooking the rear. A refitted kitchen with integrated appliances to include fridge, microwave and eye level double oven and electric hob. Stainless steel sink, a range of eye level wall base and drawer units, work surface over. Laminate floor, radiator and space for breakfast table.

Door leads to the garage which is a tandem length garage with electric up and over door. Wall units, uPVC double glazed door to the conservatory and uPVC double glazed windows to rear and side and the Grant boiler. Study uPVC double glazed window to front. The hobby room uPVC double glazed window to the front and uPVC double glazed door to the conservatory. Radiator and access to loft space. The conservatory is a P-shaped large conservatory running most of the width of the property with two radiator, a wall mounted electric heater, uPVC double glazed windows all overlooking the well tended rear garden. French doors to the garden. Ceiling fan, Part carpet and part laminate flooring.





First Floor

Landing. Access to loft space, uPVC window to front and built in cupboard with shelving and doors lead to bedrooms and bathroom. There is also a built-in airing cupboard housing the hot water cylinder.

Primary bedroom, uPVC double glazed window to the rear with a range of fitted bedroom furniture to include, wardrobes, cupboards, drawers, display shelving and radiator. Panelled door to en-suite. Three-piece suite, low level WC, pedestal wash hand basin, double shower cubicle, fitted vanity unit with cupboards and drawers. Fully tiled walls and radiator.

Bedroom two uPVC double glazed window to front and radiator.
Bedroom three uPVC double glazed window to front and radiator
.Bedroom four uPVC double glazed window to rear and radiator.
Family bathroom, obscure uPVC double glazed window to side. Three-piece suite, low level WC, pedestal wash hand basin, jacuzzi bath with shower over, fully tiled walls and radiator.



Outside

The beautiful rear garden is fully enclosed and is a good size. Running adjacent to the property is a paved patio and an attractive wrought iron fencing and gate lead to steps down to a further patio which is resin, and a paved pathway leads to the foot of the garden. Lawned area with established side borders fully of a variety of shrubs and flowers. Archway with an established clematis. To the foot of the garden is a further paved patio. A timber summer house with double opening doors and two windows and has power connected and a timber shed with door and window with power connected.

The oil tank is concealed beyond a brick wall. Side pedestrian access via a timber gate.





Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01327-316880.

Fixtures and Fittings

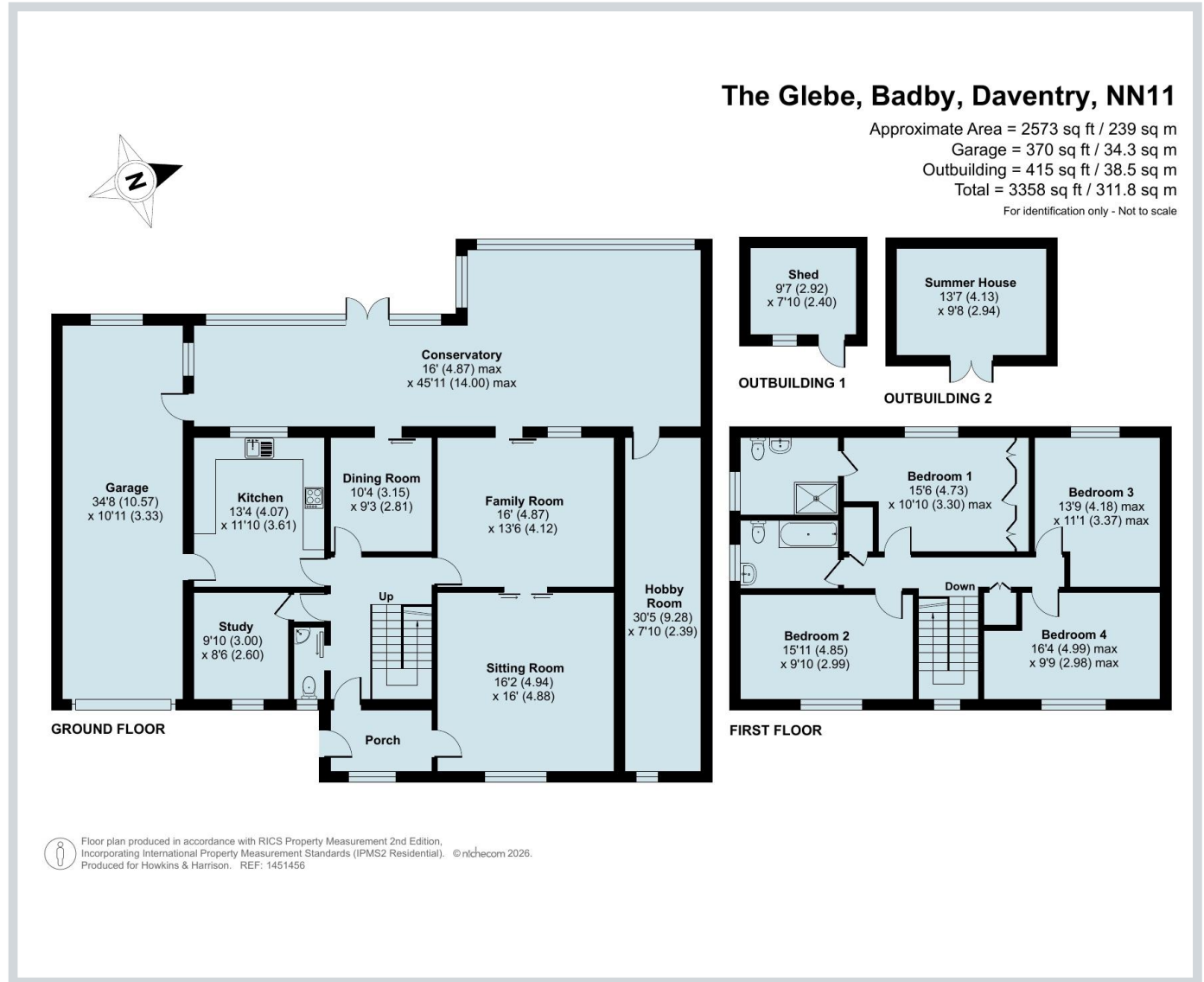
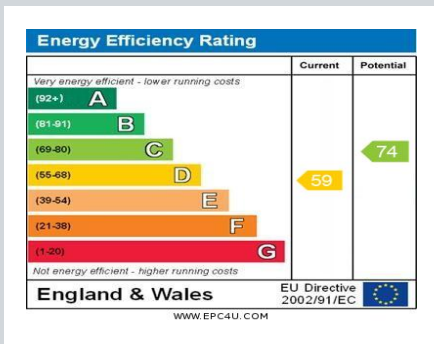
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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 – F.



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