

# Property Details

71 Edgehill Drive, Daventry,  
Northamptonshire, NN11 0GR

Guide Price **£325,000**



# Property Photos

71 Edgehill Drive, Daventry, Northamptonshire, NN11 0GR



Creation Date

**25/09/2025**

# Property Photos

71 Edgehill Drive, Daventry, Northamptonshire, NN11 0GR



Creation Date

**25/09/2025**

# Property Photos

71 Edgehill Drive, Daventry, Northamptonshire, NN11 0GR



Creation Date

**25/09/2025**

# Property Photos

71 Edgehill Drive, Daventry, Northamptonshire, NN11 0GR



Creation Date

**25/09/2025**

# Property Photos

71 Edgehill Drive, Daventry, Northamptonshire, NN11 0GR



Creation Date

**25/09/2025**

# Property Floor Plans

71 Edgehill Drive, Daventry, Northamptonshire, NN11 0GR



Creation Date

**25/09/2025**

# Property Info

71 Edgehill Drive, Daventry, Northamptonshire, NN11 0GR

## Property Type

House

## Property Style

Detached

## Bedrooms

3

## Bathroom

2

## Receptions

2

## Tenure Type

Freehold

## Floor Area

-

## Agency Type

Sole

## Parking

Garage

## Type

Sales

## Electricity

Mains Supply

## Creation Date

**25/09/2025**

# Property Info

71 Edgehill Drive, Daventry, Northamptonshire, NN11 0GR

## Water Supply

Mains

## Sewerage

Mains Supply

## Heating

Gas Central

## Broadband

-

## Accessibility

-

## Restrictions

-

## Condition

Good

## Flooded In Last Five Years

No

## Current Annual Ground Rent

-

## Current Service Charge

-

## Rent Review Period (Year)

-

Creation Date

**25/09/2025**

# Property Info

71 Edgehill Drive, Daventry, Northamptonshire, NN11 0GR

## Ground Rent Percentage Increase

-

## Service Review Period (Year)

-

## Lease End Date

-

## Price Qualifier

Guide Price

## Price

£325,000

## Land Size

Less than an acre

## Age of Property

-

## Year Built

-

## New Home

No

Creation Date

**25/09/2025**

# Property Features

71 Edgehill Drive, Daventry, Northamptonshire, NN11 0GR

## Feature 1

Three Bedroom Detached House

## Feature 2

Garage And Off-road Parking

## Feature 3

Situated On The Popular Lang Farm Development

## Feature 4

Good-sized Sunny Rear Garden

## Feature 5

En-suite To Bedroom One

## Feature 6

Replaced Kitchen

## Feature 7

Close To Countryside Walks

## Feature 8

Separate Dining Room

## Feature 9

Great Location For Commuters

## Feature 10

Gas Central Heating And Double Glazing Throughout

Creation Date

**25/09/2025**

# Property Description

71 Edgehill Drive, Daventry, Northamptonshire, NN11 0GR

## Three Bedroom Detached Property for Sale in Daventry

Three Bedroom Detached Property for Sale in Daventry

Sitting on the popular development of Lang Farm, this three bedroom detached house sits in a lovely spot, offering ample off-road parking and a detached garage.

There's plenty of ground floor living space, and once you're through the front door, you'll find a good-sized lounge that leads out to the rear garden via French Doors, a separate dining room that opens into the replaced kitchen, and a downstairs cloakroom.

The spacious kitchen has been updated and offers ample storage as well as built in appliances, there is a walk-in pantry, an archway leading through to the dining room, and a door leading out to the sunny rear garden.

Upstairs, there are three bedrooms, two doubles and a single, with bedroom one having an en-suite shower room, the second bedroom also has built-in storage, and the contemporary family bathroom which includes a shower over the bath.

The rear garden is a good-size, has mature planted borders, a generous paved patio, feature areas and thanks to its positioning, it is rather private and south facing, a great place to unwind after the working day, gated side access, and a personal door to the garage.

At the front, you'll find a low-maintenance front garden, ample off-road parking to the front of the garage, which has an electric up and over door, and a personal side door to the rear garden, and a paved path leading to the front door.

Additionally, the property benefits from gas-fired central heating and UPVC double

**Creation Date**

**25/09/2025**

# Property Description

71 Edgehill Drive, Daventry, Northamptonshire, NN11 0GR

glazing throughout, the current owners have looked after and maintained the property to a good standard, check out the pictures.

Located on Lang Farm, this home is just a stone's throw from the canal and countryside walks, perfect for those who love the outdoors, and an evening stroll.

Nearby amenities including schools, shops, and restaurants are within easy reach, Daventry Country Park and the local amenities at Ashby Fields are all within reasonable walking distance. The Local Centre in Ashby Fields includes a Tesco Extra, doctors' surgery, pharmacy, dentist, fish and chip shop, pre-school playgroup, primary school, and family-friendly pub/restaurant.

All in all this is a great family home, in a pleasant area. To book your viewing call a member of the friendly Campbells Sales team and we will be happy to show you around.

Tenure - Freehold

Council Tax Band - D

EPC - C

The Room Measurements are

Ground Floor :

Lounge

4.86m (15'11") x 3.07m (10'1")

Dining Room

**Creation Date**

**25/09/2025**

# Property Description

71 Edgehill Drive, Daventry, Northamptonshire, NN11 0GR

2.92m (9'7") x 2.57m (8'5")

Kitchen

4.95m (16'3") x 2.15m (7'1") max

WC

1.49m (4'11") x 1.37m (4'6")

First Floor :

Bedroom One

3.93m (12'11") x 3.35m (11') max

En-suite

2.05m (6'9") x 1.24m (4'1")

Bedroom Two

3.36m (11') x 3.07m (10'1") max

Bedroom Three

2.15m (7') x 1.95m (6'5")

Bathroom

2.59m (8'6") x 2.05m (6'9")

Creation Date

**25/09/2025**