6 Oak Grove, Daventry, Northamptonshire, NN11 0XG

HOWKINS & HARRISON

# 6 Oak Grove, Daventry, Northamptonshire, NN11 0XG

## Guide Price: £214,750

A well-presented two-bedroom mid-terrace home, ideally situated within a quiet cul-de-sac and benefiting from allocated parking and rear pedestrian access. The ground floor offers a welcoming entrance hall, a fitted kitchen, and a spacious lounge/dining room with doors opening onto the rear garden. To the first floor are two generously sized double bedrooms and a family bathroom.

### Features

- A mid terrace two-bedroom home
- Lounge/dining room
- Kitchen
- Two double bedrooms
- Bathroom
- Rear garden with rear pedestrian access
- Allocated parking for two vehicles
- EPC Rating - D

## Location

Daventry Town Centre offers easy access to a variety of local amenities. On Tuesdays and Fridays, the town comes alive with its bustling market, providing fresh produce and unique finds. Nearby, you'll find a selection of independent shops, a post office, supermarkets, banks, hairdressers, and inviting coffee shops, all contributing to the town's vibrant community atmosphere.

For outdoor enthusiasts, the area boasts numerous scenic walking routes, perfect for enjoying the fresh air and the picturesque countryside. Just a short distance away, Daventry Country Park offers a tranquil retreat with its expansive reservoir, nature trails, and a playground, making it an ideal spot for family outings. Additionally, the Drayton Reservoir, renowned for its excellent fishing opportunities, is located nearby, catering to those interested in angling.

Whether you're seeking the convenience of town living or outreach to nature, this location provides the best of both worlds.

## Ground Floor

Accessed via a half-glazed entrance door, the welcoming hallway features laminate flooring, a radiator, and a staircase rising to the first floor. Panelled doors provide access to the principal ground floor rooms, including the lounge/dining room, and kitchen.

Positioned to the front of the property, the kitchen benefits from a sealed unit double glazed window and is fitted with a range of matching wall, base, and drawer units, complemented by roll-top work surfaces. A stainless-steel sink with tiled splashbacks sits beneath the window, while integrated appliances include a NEFF oven and a four-ring gas hob with extractor hood over. There is additional space for a fridge freezer and plumbing for a washing machine and dishwasher.

A bright and versatile reception space featuring double glazed patio doors that open directly onto the rear garden, allowing for excellent natural light and indoor-outdoor living. The room is enhanced by laminate flooring, a decorative dado rail, and a radiator, with ample space for both comfortable seating and a dining area, ideal for relaxing or entertaining.

## First Floor

The first floor landing provides access to the loft and leads to two bedrooms and the bathroom via panelled doors.

The primary bedroom is situated to the rear and features a sealed unit double glazed window, laminate flooring, and a radiator.

The second bedroom enjoys a front aspect through a sealed unit double glazed window and benefits from a built-in cupboard housing the boiler, along with laminate flooring.

The bathroom is fitted with a three-piece suite comprising a white low-level WC, pedestal wash hand basin, and a panelled bath with shower over. Additional features include a radiator, extractor fan, and tiled splashback areas.

## Outside

The rear garden enjoys a west facing aspect, providing an excellent degree of natural sunlight throughout the day. Enclosed by timber fencing, the space features a decked patio area adjoining the property, leading to an attractive circular patio—ideal for outdoor seating and entertaining. A pathway extends to the foot of the garden, where a timber pedestrian gate provides convenient rear access.

The property further benefits from allocated parking for two vehicles.

To the front, paved steps lead to the entrance, complemented by a neatly maintained lawned area.

## Agents Note

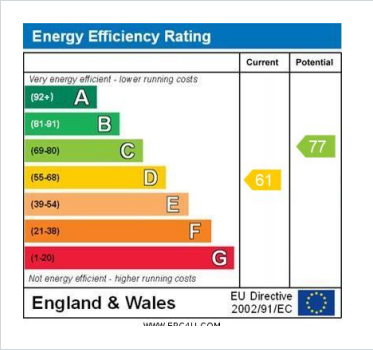
Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

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

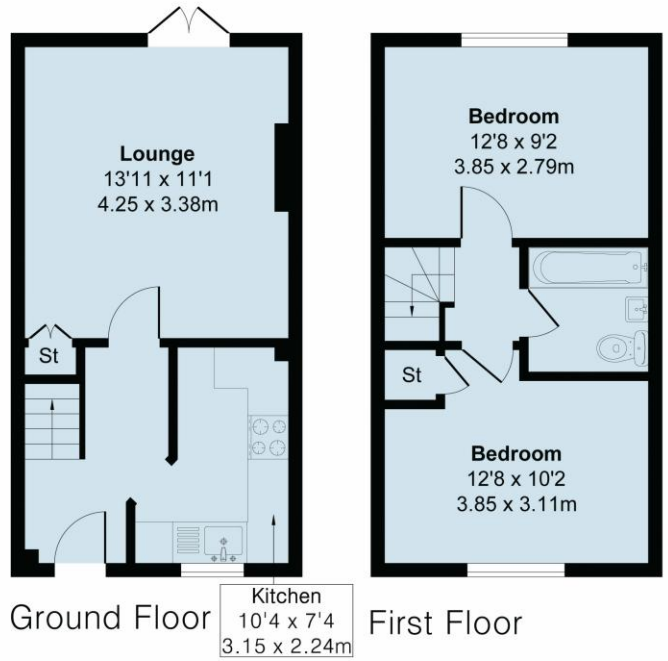
## Fixtures and Fittings
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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 –B




**Approximate Gross Internal Area 624 sq ft - 58 sq m**
Ground Floor Area 312 sq ft – 29 sq m
First Floor Area 312 sq ft –29 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.

H&H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