



24 Collingwood Way, Daventry, Northamptonshire, NN11 4JA

HOWKINS &  
HARRISON

24 Collingwood Way, Daventry,  
Northamptonshire, NN11 9DD

Guide Price: £195,000

An established end of terrace family home tucked away on the eastern edge of Daventry, modified by the current owners to promote spacious open plan living accommodation as an ideal first time buy, within easy reach of local amenities such as Daventry Country Park, schooling and shops. Sold with no onward chain.

#### Features

- Three bedroom family home
- En-suite shower to master and family bathroom
- Front and rear gardens
- Open plan living accommodation
- Ideal first time buy
- Walking distance to local amenities
- No onward chain
- EPC Rating - C



## Location

Daventry town centre is an easy walk away from this property, where on Tuesdays and Fridays you can enjoy the local market. Many local shops, post office, supermarkets, banks, hairdressers and coffee shops are all within walking distance. Close by there are many routes in and around the area to truly enjoy fresh air and the sights and sounds of the countryside. Daventry Country Park and the Drayton Reservoir are also within close proximity.



## Agents Note

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

## Ground Floor

A UPVC composite front door steps into the entrance porch and hallway, with stairs rising to the first floor accommodation and leading to the open plan living space. The sitting room is light and airy with a large window overlooking the front garden, following on to the kitchen/diner, with sliding doors out to the rear garden. The fitted kitchen has a range of floor standing and wall mounted modern cabinets and island/breakfast bar, with a composite laminate worktop and work surfaces incorporating 1.5 stainless steel sink, integrated dishwasher, space and plumbing for standing electric cooker with extractor over, washing machine and standing fridge/freezer, as well as understairs storage fitted with power and airing vent for a tumble dryer.

## First Floor

There are three double bedrooms with fitted wardrobes to bedrooms 1 and 2, with the master also enjoying an en-suite shower room. The family bathroom consists of shower over panelled bath, WC and wash basin.

## Outside

The front garden is mainly laid with gravel with thoughtfully planted shrubs/trees, incorporating a paved footpath leading to the front door, all enclosed by a picket fence. The rear garden is primarily laid to lawn, with a wooden deck seating area and paved patio leading to the rear gated access, brick-built store shed and wooden summer house.

## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact [Tel:01327-316880](tel:01327316880).

## 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.

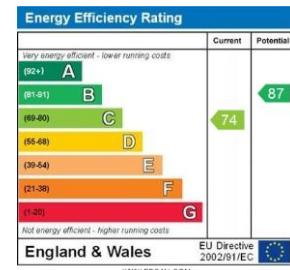
## Services

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-A



## Howkins & Harrison

27 Market Square, Daventry, Northamptonshire NN11 4BH

Telephone 01327 316880

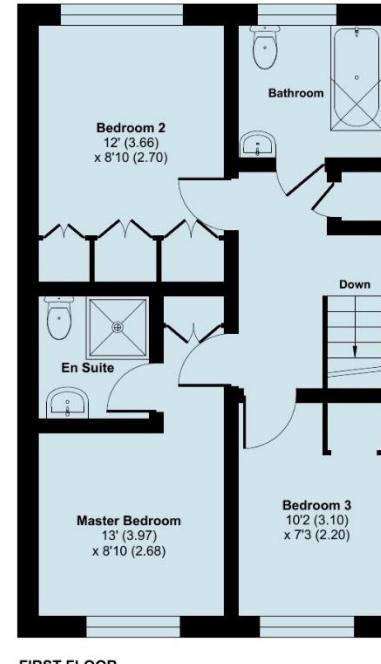
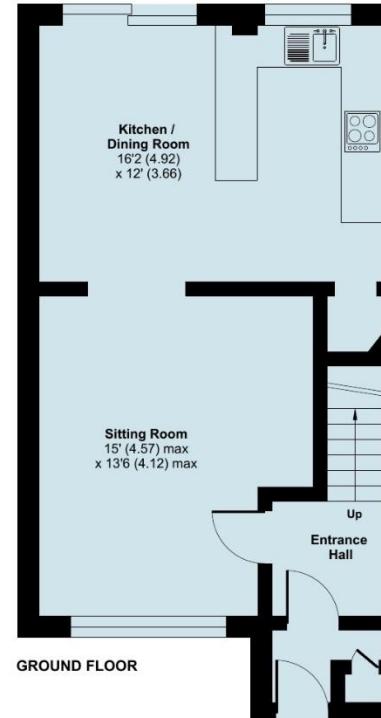
Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)

Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)

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## Collingwood Way, Daventry, NN11

Approximate Area = 913 sq ft / 84.8 sq m

For identification only - Not to scale

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.



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