



16 Coronation Road, Newnham, Northamptonshire, NN11 3EY

**DEBBIE COX**  
Your personal estate agent   
  
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**16 Coronation Road  
NEWNHAM  
Northamptonshire  
NN11 3EY**

**Offers Over: £300,000**

This charming three-bedroom semi-detached home offers warmth and character, combined with thoughtfully updated living space. Inside, the property has been reconfigured to create a spacious open-plan kitchen/breakfast room — perfect for modern family life and entertaining — while retaining a cosy, homely atmosphere throughout. Upstairs, the first floor enjoys delightful views over open countryside, adding to the sense of space and tranquillity. Outside, the garden is unexpectedly private. Situated within a welcoming village known for its strong sense of community, this is a home that perfectly balances character, comfort and connection.



### VIEWINGS

Strictly by Appointment. Contact your local EXP Agent, Debbie Cox on 0777 301 7523 or email [debbie.cox@exp.uk.com](mailto:debbie.cox@exp.uk.com)



## GROUND FLOOR

Enter via a uPVC double-glazed door into a spacious and welcoming entrance hall, with stairs rising to the first floor and a useful cupboard beneath. A good-sized double-glazed window overlooks the rear garden, allowing plenty of natural light to flood the space and enhancing the home's bright, airy feel.

The sitting room is a cosy and inviting space, featuring a double-glazed window overlooking the front garden. A wood-burning stove set into the chimney breast creates a charming focal point and enhances the room's warmth and character.

Originally two separate rooms, the kitchen/breakfast room has been thoughtfully opened up to create a characterful and sociable space that is both highly functional and ideal for entertaining. Oak flooring flows throughout, with the breakfast area positioned to the front, enjoying views over the front garden.

The kitchen itself is tastefully fitted with a range of base and eye-level units complemented by oak work surfaces, and includes an inset slimline dishwasher. There is space for a range cooker with a fitted extractor hood above, while a window to the rear overlooks the garden.

An internal door leads through to the boot room, utility and downstairs cloakroom. The boot room features a fully tiled floor and provides practical space for coats and footwear, along with room for a fridge freezer. An external door offers direct access to the rear garden. A step leads up to the utility room, which has space and plumbing for a washing machine with a work surface over incorporating a butler sink. This area also benefits from a downstairs WC.

## FIRST FLOOR

Accessed via an open balustrade staircase, the first-floor landing is bright and welcoming, with a large double-glazed window overlooking the rear garden and allowing ample natural light to flood the space.

The principal bedroom is a delightful, light and airy room enjoying far-reaching views over the rolling countryside surrounding Newnham. A feature Victorian fire surround adds charm and character, creating an attractive focal point.

Bedroom two also benefits from wonderful open countryside views and includes a built-in cupboard fitted with a small gas radiator and shelving.

Bedroom three is positioned to the rear of the property and features a fitted cupboard over the stairs housing the combination boiler.

The bathroom is fitted with a panelled bath with mixer tap and shower over, a wash hand basin set into a vanity unit and a WC. A heated towel rail and obscure double-glazed window to the rear complete the room.



### OUTSIDE

The front garden is enclosed by a brick wall, with steps leading to a paved pathway that provides access to a side gate. Mature trees offer a degree of privacy and create an attractive, welcoming approach to the property.

A side gate leads around to the rear, where the garden enjoys a private aspect and is mainly laid to lawn, bordered by established planting and mature trees. A storage area provides space for wood and garden equipment, while a paved pathway leads to the main entrance and continues around to the boot room and outbuildings.

The garden also features a brick-built storage shed with light, power, and a side window, as well as a good-sized summer house overlooking the garden. Currently used for storage, the summer house offers an ideal retreat to enjoy the garden in all weathers.

### LOCATION

Newnham is an exceptionally popular village in this part of the County, situated

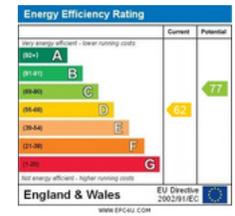
only a few miles from Daventry town for its local conveniences, but enjoying the benefits of the open countryside and the many public footpaths it has to offer. The village boasts amenities to include 'Maria's Kitchen' formerly The Romer Arms pub, St Michael and All Angels Church, village primary school, allotments and an active village hall, as well as many local groups and activities. The village has its own website 'newnhamvillage.co.uk' where you can access information about village events and activities.

Newnham is conveniently located approximately 2 miles away from Daventry for your day to day shopping needs. Travelling in an easterly direction gives access to the A45 to Northampton and M1(J16) approximately 10 miles away. The local rail stations are Long Buckby, Rugby, Northampton and Banbury, with services reaching London, Birmingham and the rest of the country. Daventry Area Community Transport (DACT) scheme offers transportation for the elderly and disabled for hospital appointments or other medical purposes.



TOTAL: 1035 sq. ft, 96 m2  
GROUND FLOOR: 560 sq. ft, 52 m2, OUT OF POSITION: 0 sq. ft, 0 m2, FIRST FLOOR: 475 sq. ft, 44 m2  
EXCLUDED AREAS: SHED: 56 sq. ft, 5 m2, WALLS: 96 sq. ft, 9 m2

Floor Plan Created by Harper & Red. Measurements Deemed Highly Reliable But Not Guaranteed



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### Important Information

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. Only fixtures and fittings mentioned in these particulars are included in the sale, all other items are specifically excluded. Photographs and other media are provided for general information and items shown are not included in the sale unless specified in the sale particulars. Where property alterations to the property have been undertaken, buyers should check that relevant permissions have been obtained. None of the fixtures, fittings, services and appliances have been tested by the agent, are not certified or warranted in any way and therefore no guarantee can be given that they are in working order. Floorplans are provided for reference only and measurements are approximate. **Debbie Cox is responsible to make their own enquiries with the appropriate authorities in relation to the location, adequacy and availability of mains water, electricity, gas, drainage and any other services. If you have any particular questions, let us know and we will verify it for you. These particulars do not constitute all or part of a contract. The full EPC report can be located at https://find-energy-certificate.service.gov.uk/energy-certificate/0500-4298-0622-0320-3243, or contact the agent for a copy in PDF format.**

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