



3 Lady Close, Newnham, Northamptonshire, NN11 3HN

HOWKINS &
HARRISON

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Northamptonshire, NN11 3HN

Guide Price: £325,000

Offered with NO UPWARD CHAIN is this three-bedroom detached family home located in a cul-de-sac location. The property is fully double glazed and radiator heating. There is a sitting room to the front and a feature fireplace. The dining room and kitchen overlook the rear garden. There are three bedrooms and a four-piece family bathroom to the first floor. Outside there is access from the rear garden to a utility/washroom with plumbing for the washing machine and access to the garage.

Features

- A charming three-bedroom detached home
- Sitting room and separate dining room
- Fitted kitchen
- Three bedrooms and a four-piece family bathroom
- Wash/utility room accessed from the garden
- Garage and off-road parking
- Front and rear gardens
- Offered with no upward chain
- EPC Rating - D



Location

Newnham is a picturesque village set just 1.5 miles south of Daventry, combining rural charm with excellent transport links. Northampton (12 miles), Rugby (15 miles) and Banbury (16 miles) are all within easy reach, while the M1, M6, M40, A45 and A14 provide superb road connections. For commuters, rail services from nearby Long Buckby and Rugby offer direct routes to London Euston in around an hour, as well as regular services to Birmingham.

Centred around a pretty village green, Newnham offers a strong sense of community with a primary school, parish church, convenience store/post office, and a popular local pub. The village is surrounded by beautiful countryside, with Badby Woods and Everdon Stubbs nearby for woodland walks, while Fawsley Hall Hotel & Spa and golf courses at Farthingstone, Staverton and Daventry add further leisure opportunities. The setting makes Newnham ideal for families and professionals alike, offering peace and character alongside easy access to larger towns and cities.



Ground Floor

Entrance is via a uPVC double-glazed door with matching side panel, opening into a welcoming hallway with laminate flooring. A panelled door leads into the main living accommodation, and there is a useful built-in cupboard housing the electric fuse box. The sitting room is bright and inviting, featuring a uPVC double-glazed bow window to the front aspect and decorative wall panelling to dado height, adding character to the space.

Stairs rise to the first floor, with a convenient understairs storage cupboard. The room is further enhanced by laminate flooring and a gas coal-effect fire set within an attractive feature fireplace with marble hearth, creating a cosy focal point. A panelled door leads through to the dining room, which enjoys plenty of natural light via uPVC double-glazed French doors opening onto the rear garden, ideal for entertaining. The laminate flooring continues, and a further panelled door provides access to the kitchen.

The kitchen is fitted with a range of wall, base, and drawer units complemented by woodblock work surfaces. It includes a built-in oven, gas hob with extractor over, and a one-and-a-half ceramic sink with chrome mixer tap. The space is finished with tiled splashbacks and flooring, with room for a fridge freezer, plumbing for a dishwasher, and a uPVC double-glazed window and door providing access to the rear garden.





First Floor

The first-floor landing is bright and practical, with a uPVC double-glazed window to the side aspect. A built-in airing cupboard houses the Worcester boiler and provides useful shelving for storage. Panelled doors lead to all adjoining rooms.

Bedroom one is positioned to the front of the property and features a uPVC double-glazed window along with laminate flooring.

Bedroom two enjoys a rear aspect via a uPVC double-glazed window and also benefits from laminate flooring.

Bedroom three is another well-proportioned room with a front-facing uPVC double-glazed window, laminate flooring, and built-in wardrobes providing excellent storage.

The family bathroom is fitted with a four-piece white suite, comprising a low-level WC, pedestal wash hand basin, panelled bath, and separate shower cubicle. An obscure uPVC double-glazed window to the rear provides natural light and privacy, while tiling to splashback areas completes the space.



Outside

The rear garden is fully enclosed by timber panelled fencing and brick walls, providing privacy and security. A paved patio runs adjacent to the property, flowing onto a well-maintained lawn—perfect for outdoor seating, dining, or family activities.

Pedestrian access is available via a timber gate to the side, leading to the utility/wash room situated at the rear of the garage. This practical space features a radiator, plumbing for a washing machine, roll-top work surface, fitted wall and base units, full power and lighting, and a uPVC double-glazed window and pedestrian door connecting into the garage.

The front of the property is approached via a block-paved driveway, providing off-road parking, alongside a lawned area with a central magnolia tree adding character and kerb appeal.

The garage is fitted with an up-and-over door and has both power and lighting connected, offering excellent storage or workspace.

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. Contact [Tel:01327-353575](tel:01327-353575).

Fixtures and Fittings

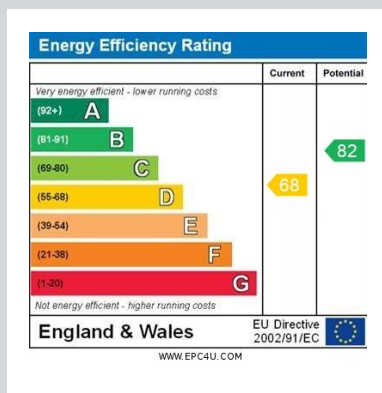
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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
Council Tax Band-C



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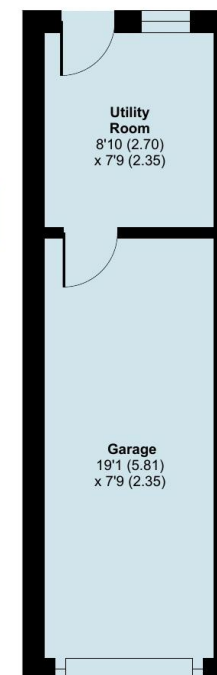
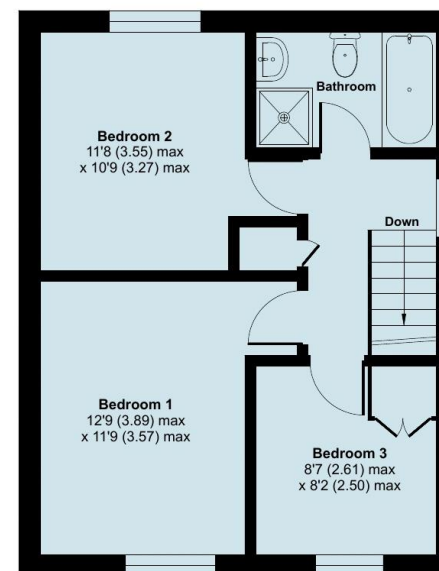
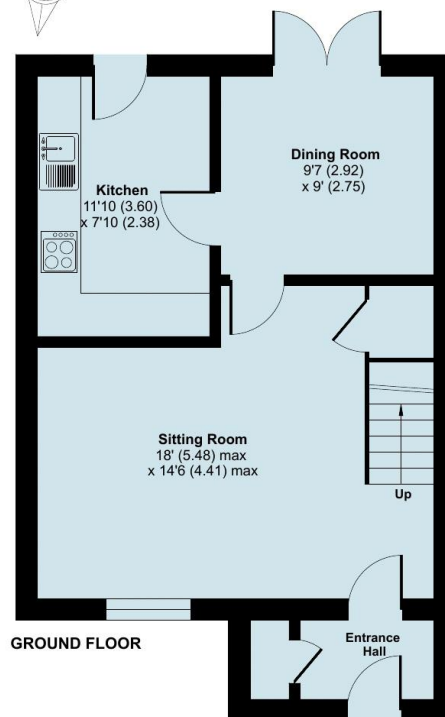
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Approximate Area = 890 sq ft / 82.6 sq m

Garage = 219 sq ft / 20.3 sq m

Total = 1109 sq ft / 103 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Howkins & Harrison. REF: 1439406

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