



74, The Stour Daventry, NN11 4PS

HOWKINS &
HARRISON

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Guide Price: £215,000

A well-presented three-bedroom family home, offering spacious accommodation with a particularly useful garden room providing additional living space. The property benefits from a good-sized kitchen/dining room which opens into the sitting room, three bedrooms, a family bathroom and generous front and rear gardens. The rear garden offers a pleasant mix of lawn, patio and established planting, together with a vegetable plot, fruit bushes and timber shed. The property is offered with no upward chain.

Features

- Well-presented three-bedroom family home
- Spacious kitchen/dining room
- Separate sitting room
- Useful garden room
- Downstairs cloakroom
- Family bathroom
- Front garden with lawn and shrubs
- Enclosed rear garden with lawn and patio
- Offered with no upward chain
- Rear pedestrian access
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Location

Daventry town centre is an easy walk away from this property, where on Tuesdays and Fridays you can enjoy the local market and on the first Saturday of the month, a bustling farmers' market comes to town. 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.



Ground Floor

Entrance via UPVC double glazed door into the porch, which has a UPVC double glazed window to one side and a built-in shelved cupboard. An archway leads into the hallway, where there are stairs rising to the first floor, radiator, useful shelving beneath the stairs and half-glazed French doors opening into the kitchen/dining room. A paneled door leads to the cloakroom, which has a two-piece white suite comprising low-level WC and wall-mounted wash hand basin, with tiled splash back and obscure UPVC double glazed window to the front.

The kitchen/dining room provides a good-sized family space. The kitchen area has a UPVC double glazed window to the front and is fitted with a range of Shaker-style wall, base and drawer units with rolltop work surfaces, one-and-a-half bowl stainless steel sink with chrome mixer tap, tiled splash back areas, plumbing for a washing machine and slimline dishwasher, space for a cooker and an integrated fridge/freezer. The room benefits from tiled flooring, with the dining area also having a radiator. An archway leads through to the sitting room, which has laminate flooring, radiator and UPVC double glazed patio doors, together with a separate UPVC double glazed door, both providing access into the garden room.

The garden room provides a useful additional space, with a double-glazed patio door opening directly onto the rear garden, exposed brick walls and a door leading into a useful walk-in storage cupboard with shelving.



First Floor

The first-floor landing provides access to the loft space and benefits from a built-in cupboard with shelving and hanging rail, with panelled doors leading to the connecting rooms. Bedroom one has a UPVC double glazed window to the front and radiator. Bedroom two has a UPVC double glazed window to the rear, radiator, and useful walk-in-style wardrobe with hanging rails, while bedroom three also has a UPVC double glazed window to the rear and radiator.

The family bathroom has an obscure UPVC double glazed window to the front and comprises a three-piece white suite including low-level WC, pedestal wash hand basin and panel bath with chrome shower mixer taps. There are tiled splashback areas, radiator and a built-in airing cupboard housing the Vaillant gas boiler.

Outside

Outside, the front garden has a paved pathway leading to the front entrance, with a lawned area and a variety of shrubs providing the approach to the property.

The rear garden is fully enclosed by timber fencing and benefits from rear pedestrian access via a timber gate. There is a block-paved patio and pathway, with lawned areas to either side, together with established fruit bushes and a small vegetable plot. A timber shed provides useful additional garden storage.



Viewing

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

Fixtures and Fittings

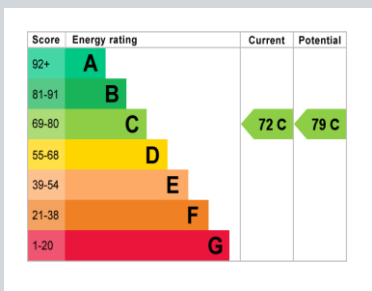
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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

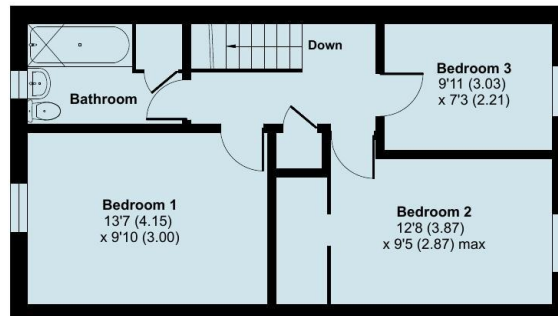
West Northamptonshire Council Tel:0300-126700
Council Tax Band – B



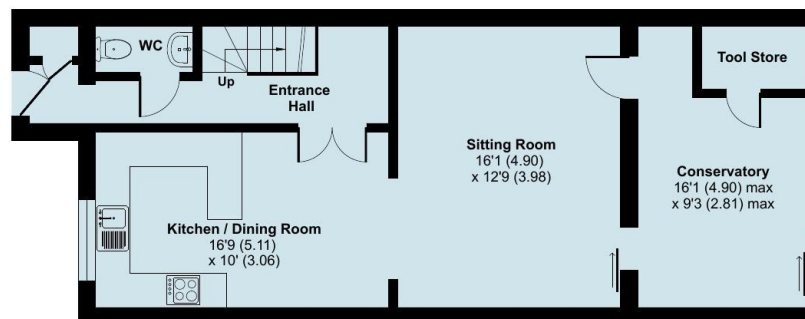
The Stour, Daventry, NN11

Approximate Area = 1159 sq ft / 107.6 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°cheom 2026 Produced for Howkins & Harrison. REF: 1503879

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