



9, Grovelands Daventry, NN11 4DH

HOWKINS &
HARRISON

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Guide Price: £450,000

A spacious four-bedroom detached family home offering versatile living accommodation, including a generous sitting room with feature stone fireplace, separate dining/family room, fitted kitchen/breakfast room and ground floor cloakroom. To the first floor are four well-proportioned bedrooms, all benefiting from built-in storage, together with a family bathroom. Outside, the property enjoys a good-sized enclosed rear garden, double garage with power and lighting, and a double-width driveway providing ample off-road parking.

Features

- Spacious four-bedroom detached family home
- Generous sitting room with feature stone fireplace and gas fire
- Separate dining/family room offering versatile living space
- Fitted kitchen/breakfast room with integrated AEG double oven and gas hob
- Ground floor cloakroom/WC
- UPVC double glazing and gas central heating
- Good-sized enclosed rear garden with patio and lawn
- Double garage with power, lighting and rear access
- Double-width driveway providing ample off-road parking
- Popular residential location



Location

Daventry is a popular Northamptonshire market town offering an excellent range of everyday amenities, including supermarkets, independent shops, cafés, restaurants, leisure facilities, and highly regarded schooling for all ages. The town benefits from excellent transport links, with convenient access to the A45, A5, M1 motorway, and mainline rail services from nearby Long Buckby and Northampton, providing direct routes to London, Birmingham, and beyond. Surrounded by attractive countryside and canal-side walks, Daventry combines the convenience of modern amenities with the charm of a traditional market town, making it a desirable location for families, professionals, and retirees alike.



Ground Floor

The property is entered via a UPVC double glazed front door into a welcoming entrance hall with stairs rising to the first floor. From the hallway there is access to a cloakroom/WC, a spacious sitting room, dining/family room and the kitchen/breakfast room. The cloakroom is fitted with a white two-piece suite comprising a low-level WC and pedestal wash hand basin.

The sitting room is a particularly attractive reception space, enjoying a dual aspect with a large picture window to the front and glazed door with adjoining window providing access to and views over the rear garden. A feature exposed stone fireplace with gas fire and quarry tiled hearth creates a focal point. A door provides access to the kitchen/breakfast room, enhancing the flow of the living accommodation.

The kitchen/breakfast room is fitted with a comprehensive range of wall, base and drawer units with roll-edge work surfaces incorporating a stainless-steel sink unit with mixer tap. Integrated appliances include an AEG double oven and four-ring gas hob with extractor canopy over, whilst a breakfast bar provides an informal dining area. There is plumbing for a washing machine, space for additional white goods and a cupboard housing the Glow-worm gas boiler. A door provides direct access to the rear garden.

A separate dining/family room offers excellent versatility and could be utilised as a formal dining room, playroom, or additional reception room to suit a purchaser's requirements.



First Floor

To the first floor, the landing benefits from a front-facing window, loft access and serves four well-proportioned bedrooms. The principal bedroom features a range of fitted wardrobes, whilst the remaining bedrooms all benefit from built-in storage. The family bathroom is fitted with a three-piece suite comprising a low-level WC, pedestal wash hand basin and panelled bath with Triton shower.

Outside

Outside, the rear garden is enclosed by timber panel fencing and enjoys a good degree of privacy. A paved patio extends across the rear of the property, providing an ideal space for outdoor entertaining, with pathways leading to the garage and side access gate. The remainder of the garden is predominantly laid to lawn with a central rockery, established shrubs, hedging and well-stocked borders.

To the front, a double-width tarmac driveway provides ample off-road parking and leads to the detached double garage, which benefits from power, lighting, an up-and-over door and rear pedestrian access. The remainder of the frontage is laid to lawn with attractive shrub borders.

The double garage has an up and over door, power and lighting and a window and door to the rear garden.



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

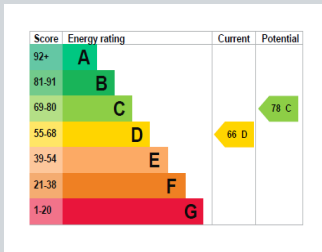
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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

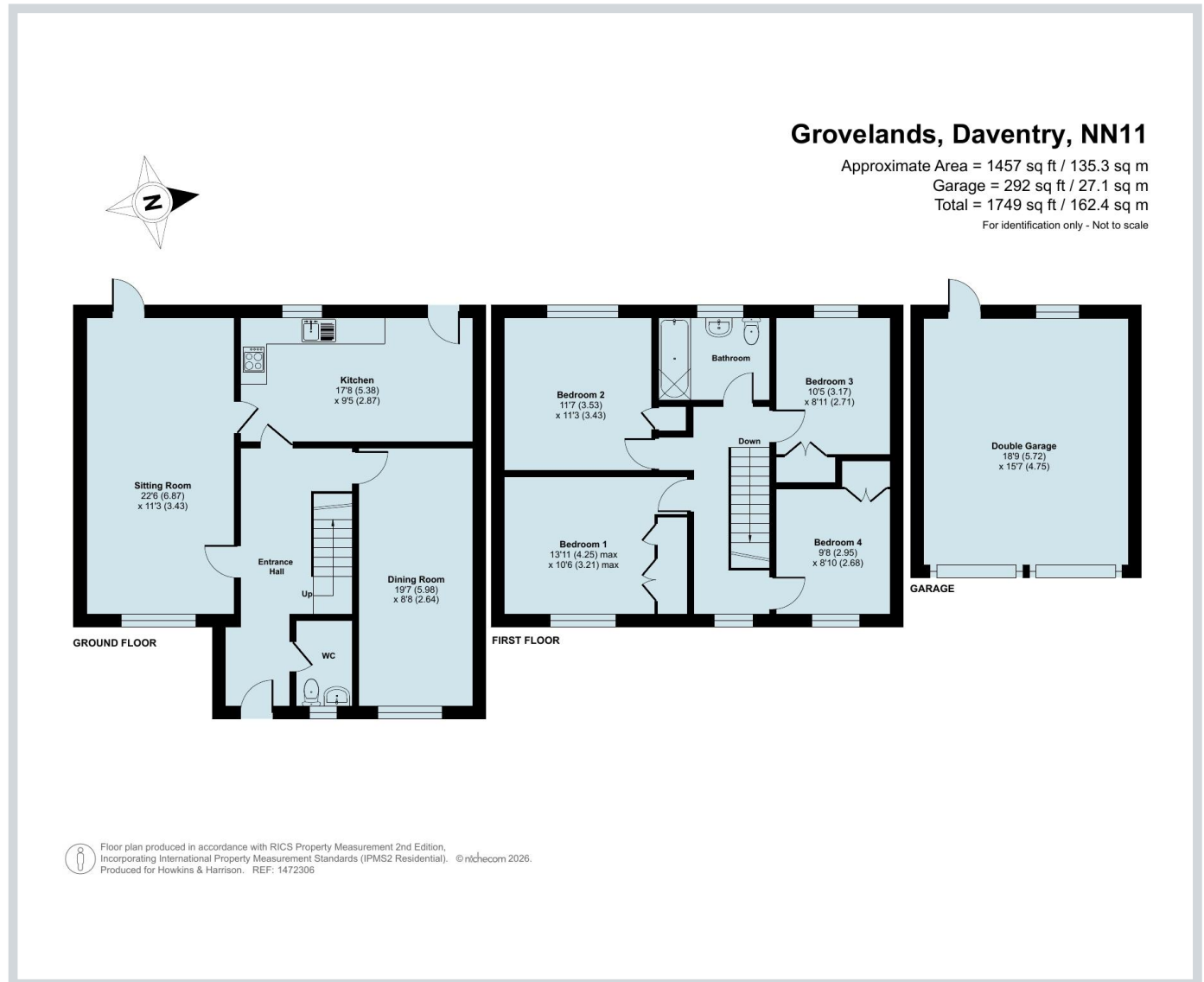
West Northamptonshire Council Tel:0300-126700
Council Tax Band – E



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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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