



55, Stanley Way, Ashby Fields, Daventry, Northamptonshire, NN11 0SD

HOWKINS &
HARRISON

55, Stanley Way, Ashby Fields,
Daventry, Northamptonshire,
NN11 0SD

Guide Price: £275,000

A well-presented three-bedroom family home benefiting from well-proportioned accommodation, a fitted kitchen/breakfast room, three bedrooms, family bathroom and a south-facing rear garden. The property offers a good degree of privacy to the rear and provides convenient access to the garden from the kitchen. Off road parking to the front and access to the single garage.

Features

- Three-bedroom family home
- Well-proportioned accommodation
- Fitted kitchen/breakfast room
- Breakfast bar
- Family bathroom
- South-facing rear garden
- Private and enclosed garden
- Paved patio and lawn
- Off road parking and a garage



Location

Nestled on the ever-popular Ashby Fields development, this location places everyday essentials on your doorstep. The neighbourhood centre offers a doctor's surgery, dental practice, pharmacy, primary school, nursery, Tesco Express, a takeaway fish & chip shop, and a welcoming family pub, all just a short stroll away. Daventry Country Park is also within easy walking distance, with Daventry town centre around a 10-minute walk, making shopping, leisure and green space wonderfully accessible.



Ground Floor

Entrance via half-glazed door into hallway, stairs rising to first floor, radiator, laminate flooring and panel door into the sitting room.

Sitting room having UPVC double-glazed windows to front and side aspects, laminate flooring, radiator and glazed door through to the kitchen/breakfast room.

Kitchen/breakfast room having a half-glazed UPVC double-glazed door and UPVC double-glazed window to rear, fitted with a range of wall, base and drawer units with roll-top work surfaces over, stainless steel sink with chrome mixer tap and extendable pot washer, tiled splash backs, built-in oven, four-ring gas hob with extractor over, space for refrigerator/freezer, plumbing for washing machine, radiator and fitted breakfast bar. Recessed spotlights and laminate flooring complete the room.



First Floor

First floor landing with access to loft space and panel doors to adjoining rooms.

Bedroom one having UPVC double-glazed window to rear aspect, attractive wood panelling to one wall and radiator. Bedroom two having UPVC double-glazed window to front aspect and radiator. Bedroom three having UPVC double-glazed window to front aspect, radiator, and built-in wardrobe.

Family bathroom having obscure UPVC double-glazed window to side, three-piece white suite comprising low-level WC, wash hand basin with cupboard under and panel bath with shower over and glass shower screen, together with heated towel rail.

Outside

Outside, the property benefits from a south-facing rear garden, offering a good degree of privacy and enclosed by timber panel fencing and an attractive brick wall. A paved patio area runs adjacent to the property, with the remainder of the garden being mainly laid to lawn.

The front enjoys off road parking and a garage with up and over door, power and light connected and a pedestrian door provides access to the rear garden.



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

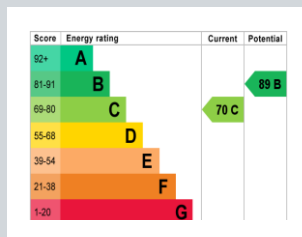
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Agent Notes

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

Local Authority

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



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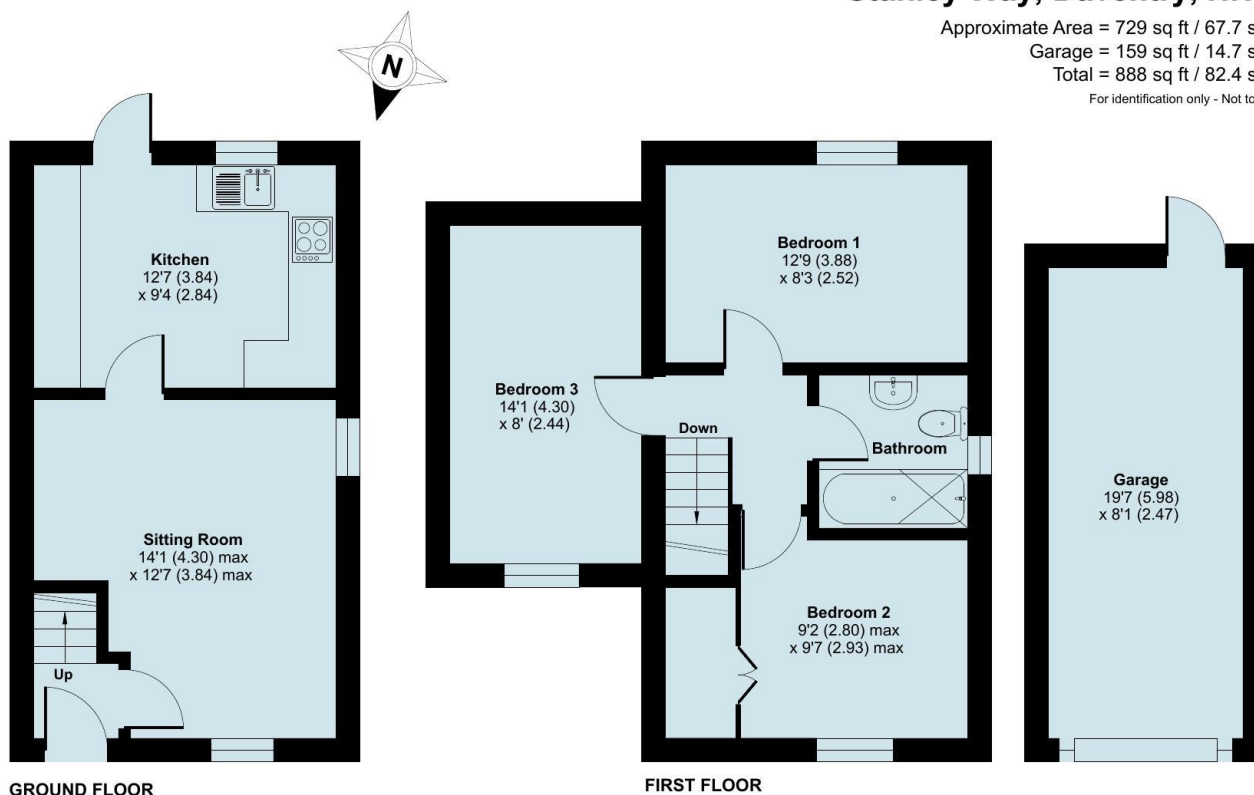
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Approximate Area = 729 sq ft / 67.7 sq m

Garage = 159 sq ft / 14.7 sq m

Total = 888 sq ft / 82.4 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). © nñhecom 2026. Produced for Howkins & Harrison. REF: 1520598

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.