



27, School Street, Daventry, Northants, NN11 9ET

HOWKINS &  
HARRISON

27, School Street, Daventry,  
Northants, NN11 9ET

Guide price: £265,000

A charming and well-presented two-bedroom cottage offering a wealth of character features, including an exposed brick fireplace with multi fuel burner. The property benefits from a fitted kitchen/breakfast room, a bright and versatile sunroom overlooking the attractive cottage-style rear garden, two well-proportioned bedrooms, and a family bathroom. Outside, the enclosed garden features established planting, paved seating areas, and a substantial timber shed with power and lighting.

### Features

- Charming two-bedroom cottage
- Sitting room with wood-burning stove
- Fitted kitchen/breakfast room with stable door
- Bright and versatile sunroom overlooking the garden
- Bespoke bookcase to first-floor landing
- Family bathroom with shower over bath
- Attractive cottage-style rear garden
- Large timber shed with power and lighting.
- Gas central heating via Vaillant boiler
- Rear pedestrian access



## 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 composite front door into a cozy sitting room featuring an exposed brick fireplace with oak mantel, flagstone hearth and inset cast-iron multi-burning stove, creating an attractive focal point. Further features include solid oak flooring, decorative wall paneling, display shelving, radiator and a UPVC double glazed window to the front elevation and stairs rising to the first floor.

The kitchen/breakfast room is fitted with a range of wall and base units, complemented by work surfaces, a ceramic sink with mixer taps, and space for a range cooker, fridge/freezer, washing machine, tumble dryer and dishwasher. Additional benefits include a radiator, flagstone-style tiled flooring, and a wall-mounted Vaillant gas boiler. A stable door leads through to the bright sunroom.

The sunroom provides an excellent additional reception space, enjoying views over the rear garden through UPVC double glazed windows to the side and rear elevations. Featuring exposed brick walls, a radiator, power and lighting, and a ceiling fan, this versatile room also provides direct access to the garden.



## First Floor

To the first floor, the landing incorporates a bespoke fitted bookcase and provides access to two bedrooms and the family bathroom. The principal bedroom overlooks the front elevation and benefits from loft access, while the second bedroom enjoys views over the rear garden. The bathroom is fitted with a white three-piece suite comprising a low-level WC, pedestal wash hand basin, and panelled bath with shower over and glazed screen, complemented by tiled splashbacks, tiled flooring, a chrome heated towel rail, and an obscure UPVC double glazed window.

## Outside

Outside, the attractive rear garden is designed in a traditional cottage style and is enclosed by timber fencing. The garden features paved seating areas, well-stocked borders with a variety of established shrubs and plants, external power points, lighting, and an outside tap. A pedestrian gate provides access into the neighboring garden which has another gated access to the rear for bin collection and a side door to the substantial timber shed which benefits from power and lighting, offering excellent storage or workshop potential.

## 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

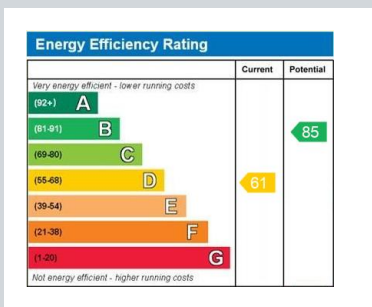
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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 – B



## Howkins & Harrison

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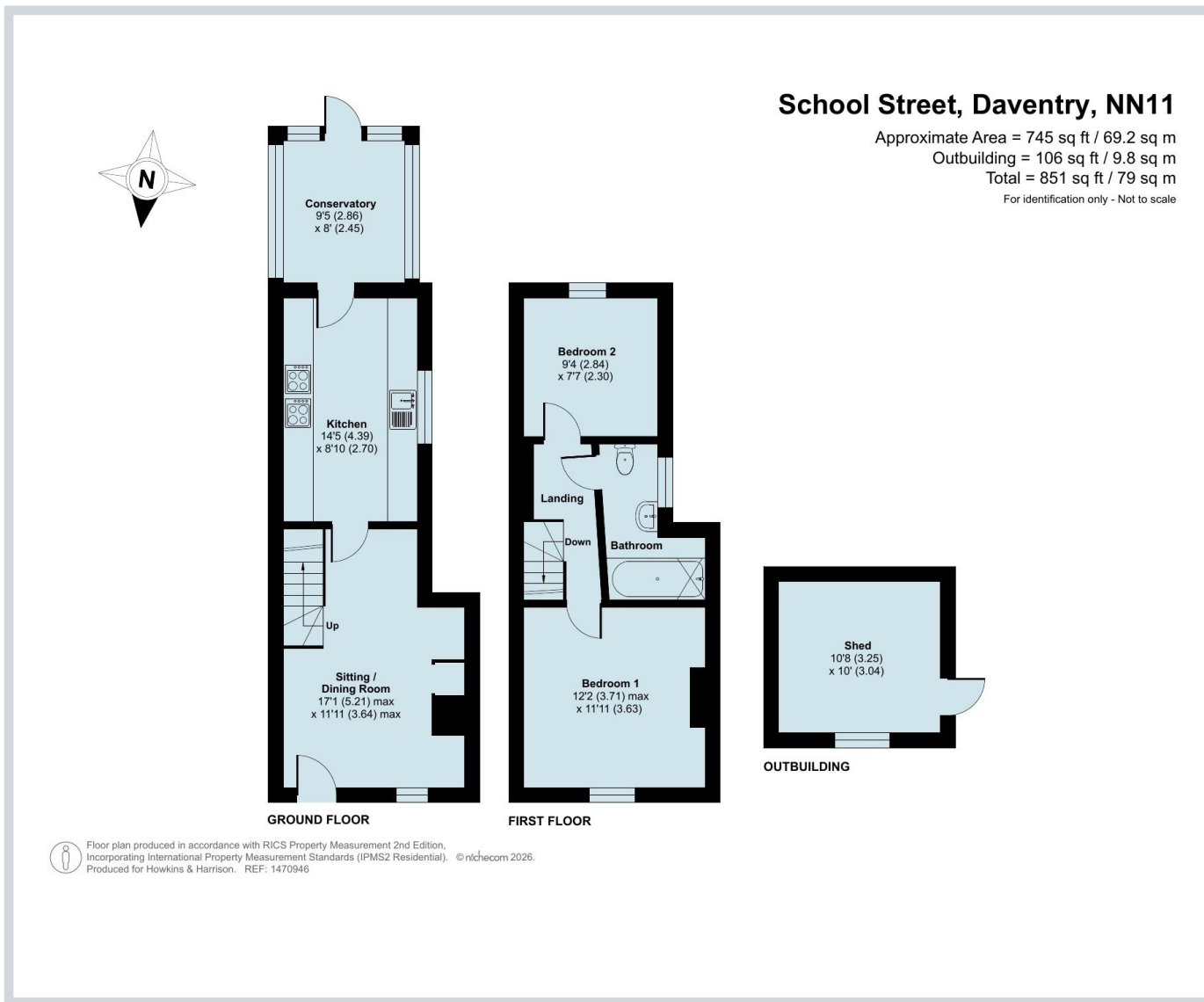
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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that 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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