



6, Gleneagles Close Daventry, NN11 4PF

HOWKINS &
HARRISON

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Guide Price: £265,000

A beautifully presented three-bedroom home offering well-proportioned accommodation, attractive bespoke features and a rear garden with garage and off-road parking. The property benefits from a welcoming entrance hall, spacious sitting room with feature fireplace and wood burner, well-equipped kitchen/dining room, three bedrooms, refitted family bathroom and beautifully maintained gardens.

Features

- Three-bedroom family home
- Spacious sitting room with inset cast-iron wood burner
- Bespoke built-in shelving, cupboards and storage
- Kitchen/dining room with access to rear terrace
- Refitted family bathroom with fully tiled walls and floor
- Enclosed rear garden with paved terrace and lawn
- Garage with power and lighting
- Driveway providing off-road parking
- Attractive front garden with white picket fencing



Location

Gleneagles Close is situated within a quiet residential cul-de-sac in Daventry, Northamptonshire. The immediate surroundings are characterised by established residential streets, with local amenities, schools and everyday facilities available within Daventry.

The property is in postcode NN11 4PF, with nearby roads including Frobisher Close, Collingwood Way and Muirfield Drive. Local bus stops are located nearby, including stops on Frobisher Close and Muirfield Drive.

Daventry town centre is readily accessible by road, providing access to a range of shops, supermarkets, restaurants, leisure facilities and public services. The wider location also benefits from its position within Northamptonshire, with good road connections towards the A45 and M1, making the area suitable for commuters travelling towards Northampton, Rugby, Coventry and other surrounding towns.

The nearest railway station is Long Buckby, approximately 5 km away, providing rail connections towards Birmingham and London.



Ground Floor

Entrance is gained via a UPVC double glazed door with matching side panel into the welcoming entrance hall, which features laminated flooring, radiator, stairs rising to the first floor and useful under-stairs storage cupboard. Panelled doors lead through to the sitting room and kitchen/dining room.

The sitting room benefits from a UPVC double glazed window to the front, radiator and laminated flooring. A feature fireplace with tiled hearth houses an inset cast-iron wood burner, creating an attractive focal point to the room. Bespoke hand-built display shelving and cupboards have been fitted into the alcoves either side of the chimney breast, providing both character and useful storage.

The kitchen/dining room has UPVC double glazed windows to the rear and side, together with a pedestrian door opening onto the paved rear terrace. The kitchen is fitted with a range of wall, base and drawer units with rolltop work surfaces, one-and-a-half bowl sink with chrome mixer taps, tiled splashback areas, built-in oven, hob and extractor over. There is space for a fridge/freezer, plumbing for a washing machine and a wall-mounted Worcester gas boiler. Recessed spotlights and radiator complete the room, which also provides ample space for a dining table.



First Floor

To the first floor, the landing provides access to the loft space and benefits from a UPVC double glazed window to the side, with panelled doors leading to the connecting rooms.

The primary bedroom features a UPVC double glazed window to the front, radiator and bespoke hand-built fitted furniture incorporating wardrobes, drawers and cupboards.

Bedroom two has a UPVC double glazed window overlooking the rear and benefits from a bespoke hand-built workstation incorporating a desk, shelving and cupboards, together with further fitted wardrobes and drawers.

Bedroom three has a UPVC double glazed window to the front, laminated flooring, radiator and bespoke hand-built wardrobe and drawers.

The refitted family bathroom is finished to a high standard and comprises a three-piece white suite including low-level WC, wash hand basin set within a granite work surface with bespoke fitted cupboard beneath, and panel bath with chrome shower and mixer taps. There is also a vertical radiator, further built-in cupboards and shelving, obscure UPVC double glazed window to the rear and fully tiled walls and floor.

Outside

Outside, the enclosed rear garden features a paved terrace running adjacent to the property, lawned area and pathway leading to the garage. There is pedestrian access to the front via a timber gate and further access to the rear via a timber gate.

The garage benefits from a UPVC double glazed pedestrian door, up-and-over door to the front, power and lighting. A driveway situated in front of the garage provides useful off-road parking.

To the front, an attractive white picket fence encloses the lawned garden, with a pathway leading to the front entrance.



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

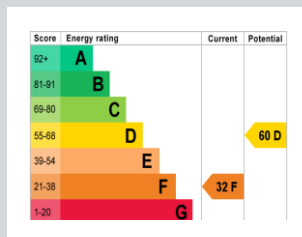
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

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



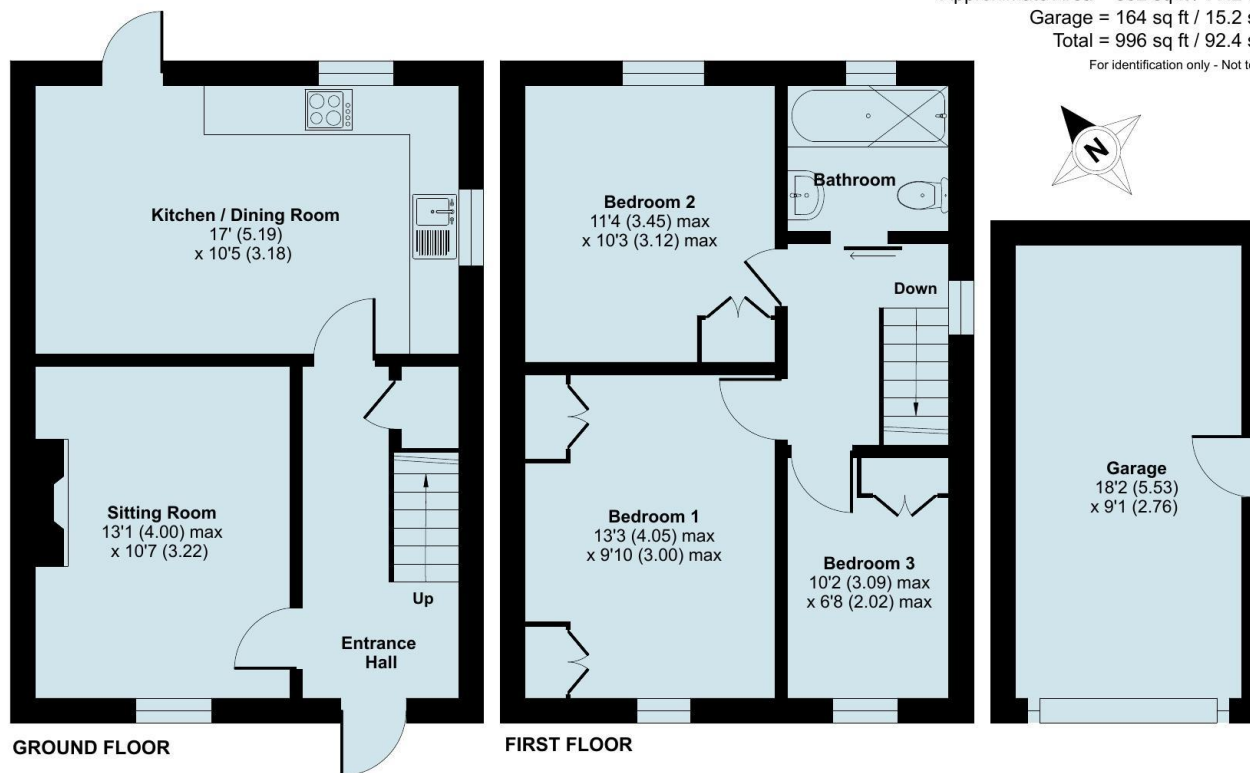
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Approximate Area = 832 sq ft / 77.2 sq m

Garage = 164 sq ft / 15.2 sq m

Total = 996 sq ft / 92.4 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). © nñchem 2026. Produced for Howkins & Harrison. REF: 1508723

Howkins & Harrison

27 Market Square, Daventry, Northamptonshire, NN11 4BH

Telephone 01327 316880
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



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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.