



21 Manor Road, Daventry, Northamptonshire, NN11 4EF  
Draft particulars

HOWKINS &  
HARRISON

21 Manor Road, Daventry,  
Northamptonshire, NN11 4EF

Guide Price: £259,000

A well-presented three-bedroom chalet-style semi-detached bungalow situated in a popular area of Daventry and within a short walk to the town. The property features a bright and airy porch, a fitted kitchen, and a spacious through lounge/diner. Bedroom three is positioned on the ground floor, alongside a re-fitted modern shower room. To the first floor are two double bedrooms, with the primary bedroom benefiting from a useful two-piece cloakroom. Externally, the west-facing rear garden offers a pleasant mix of seating and lawned areas, while a double-width driveway to the front provides off-road parking.

### Features

- A chalet semi-detached bungalow
- Three bedrooms
- Through lounge/diner with dual aspects
- Fitted kitchen
- Cloakroom with two piece suite from the primary bedroom
- Family shower room
- Double width front block paved driveway
- West facing rear garden
- Brick built stores
- EPC Rating - D



## Location

Daventry Town Centre offers easy access to a variety of local amenities. On Tuesdays and Fridays, the town comes alive with its bustling market, providing fresh produce and unique finds. Nearby, you'll find a selection of independent shops, a post office, supermarkets, banks, hairdressers, and inviting coffee shops, all contributing to the town's vibrant community atmosphere.

For outdoor enthusiasts, the area boasts numerous scenic walking routes, perfect for enjoying the fresh air and the picturesque countryside. Just a short distance away, Daventry Country Park offers a tranquil retreat with its expansive reservoir, nature trails, and a playground, making it an ideal spot for family outings. Additionally, the Drayton Reservoir, renowned for its excellent fishing opportunities, is located nearby, catering to those interested in angling. Whether you're seeking the convenience of town living or outreach to nature, this location provides the best of both worlds.

## Agents Note

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



## Ground Floor

Step inside via double uPVC opening doors into a welcoming porch, providing a practical transition into the home. From here, a further uPVC double glazed door opens into the kitchen, while a glazed door offers access to a versatile workshop. The workshop benefits from a panelled door leading directly to the rear garden and presents an excellent opportunity for storage, hobbies, or a dedicated workspace. The kitchen enjoys a front-facing uPVC double glazed window and is fitted with a comprehensive range of wall, base, and drawer units and roll-top work surfaces. There is a sink unit with mixer tap, plumbing for both a dishwasher and washing machine, as well as a built-in oven with electric hob and canopy extractor over. Additional features include space for a fridge freezer, tiled flooring, and a radiator. A stylish bi-folding door leads through to the inner hallway. From the inner hallway, panelled doors provide access to the family shower room and bedroom three, while a glazed door opens into the spacious lounge/dining room. The lounge area is bright and airy, featuring a large front-facing uPVC double glazed window, radiator, and a contemporary wall-mounted electric fire. An archway leads through to the dining area, where uPVC French doors open onto the rear garden, creating an ideal space for entertaining. Stairs rise from here to the first floor, and a radiator adds comfort.

Bedroom three, located on the ground floor, benefits from a rear-facing uPVC double glazed window and radiator, making it a flexible space suitable for guests, a home office, or additional living accommodation. The family shower room is fitted with a modern three-piece white suite, comprising a low-level WC, wash hand basin with storage cupboards beneath, and a walk-in double shower with a Triton power shower. An obscure uPVC double glazed window to the side provides natural light and a chrome heated towel rail completes the space.



## First Floor

The first-floor landing provides access to both bedrooms.

The primary bedroom is a well-proportioned double room, benefiting from a front-facing uPVC double glazed window, radiator, and built-in double wardrobes offering excellent storage. A panelled door leads through to a useful cloakroom, fitted with a two-piece white suite comprising a low-level WC and wash hand basin with storage cupboard beneath, along with display shelving, extractor fan, and laminated wood flooring.

Bedroom two is another good-sized room, featuring a rear-facing uPVC double glazed window and radiator.

## Outside

The rear garden enjoys a desirable west-facing aspect and is fully enclosed by timber fencing. It features a paved patio, gravelled area leading to a lawn, and well-stocked side borders with a variety of shrubs and flowers. To the rear, a sunken decked patio provides an additional seating area, along with a timber shed and two brick-built outbuildings offering excellent storage.

To the front, a double-width block paved driveway provides off-road parking for two to three vehicles.



## Viewing

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

## Fixtures and Fittings

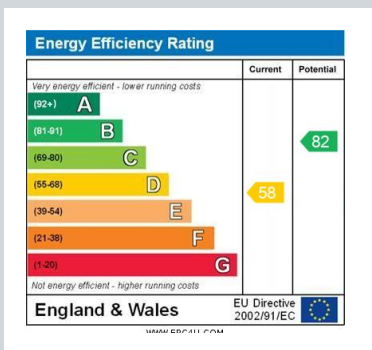
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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.

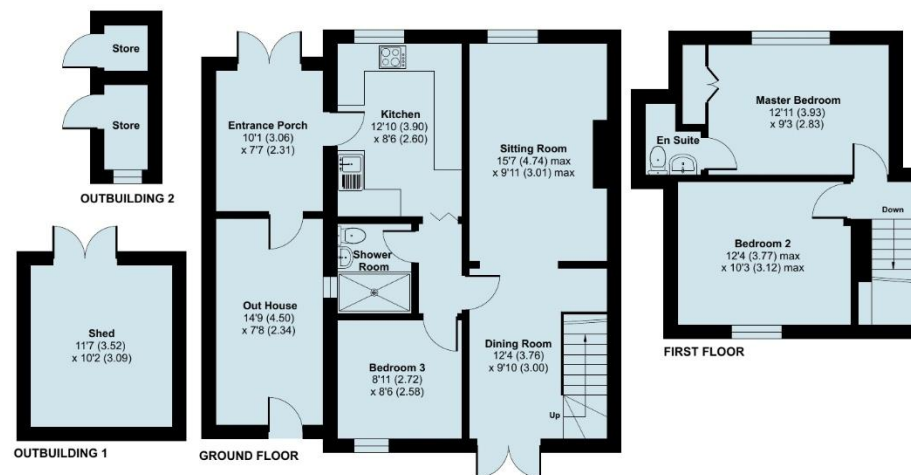
## Local Authority

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



## Manor Road, Daventry, NN11

Approximate Area = 1094 sq ft / 101.6 sq m  
Outbuildings = 146 sq ft / 13.5 sq m  
Total = 1240 sq ft / 115.1 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). © rnichecom 2020. Produced for Howkins & Harrison. REF: 1452987.

## Howkins & Harrison

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