

MATTHEW JAMES
Property Services



85 The Slade

, Daventry, NN11 4HP

Offers Around £269,995



FOUR / FIVE BEDROOMS... DETACHED... TWO RECEPTION ROOMS... SOUGHT AFTER LOCATION... EXTENDED TO THE REAR. Located in a sought after area, this lovely property has to be viewed to appreciate what exactly is being offered for sale. Having four / five bedrooms (one as the current dining room located on the ground floor) larger than average lounge, ground floor WC, kitchen, utility room, four further bedrooms and a family bathroom on the first floor. To the front and rear there are gardens with ample off road parking to the front also. Located within less than a mile from the Town centre and is perfect for those that commute as the M45 / A45 / M1 is all within a short drive. Call us now to book your immediate viewing.



Front Garden & Off Road Parking

Having asphalt driveway providing ample parking accessed via a dropped kerb, lawn to side and mature trees and hedgerow. This also provides access to the:

Side Elevation

Having fenced perimeter and access through the front door into the:

Entrance Hallway

Having stairs off to the first floor and doors leading off to:

Ground Floor Cloakroom

5'7 x 3'6 (1.70m x 1.07m)

Having a PVCu double obscure glazed window to the side elevation, low level flush WC, wash hand basin and tiling to all splash prone areas.

Lounge

18'3 x 12'7 (5.56m x 3.84m)

Having a PVCu double glazed bow window to the front elevation, feature fireplace with inset 'real flame' gas fire with hearth, mantle, surround and further door that leads to the:

Kitchen

12' x 10'8 (3.66m x 3.25m)

Having a PVCu double glazed window to the rear elevation, a range of wall, base, display and drawer units, wine rack, roll top work surface over, under stairs storage, oven with hob and extractor over, tiling to all splash prone areas and part double glazed door that leads to the:

Utility Room

10'8 x 5'3 (3.25m x 1.60m)

Being of PVCu double glazed design with door that leads to the rear garden area, space and plumbing for a washing machine, space for a tumble dryer with roll top work surface over, space for two full height larder fridges / freezers, power and electrics.

Dining Room / Playroom / Bedroom Five

14'6 x 10'10 (4.42m x 3.30m)

Having PVCu double glazed window to the rear and side elevation with door that leads to the rear elevation. Perfect as a fifth bedroom or play room / study.

First Floor Landing

Having access to the loft area and doors leading off to:

Bedroom One

12'4 x 10'10 (3.76m x 3.30m)

Having two PVCu double glazed window to the front elevation, built in cupboard and fitted wardrobes to the one wall.

Bedroom Two

10'10 x 8'9 (3.30m x 2.67m)

Having two PVCu double glazed windows to the rear elevation and built-in cupboard.

Bedroom Three

10'4 x 8'10 (3.15m x 2.69m)

Having a PVCu double glazed window to the front elevation.

Bedroom Four

10'9 x 5'9 (3.28m x 1.75m)

Having a PVCu double glazed window to rear and side elevations and built-in storage

Family Bathroom

9'1 x 5'2 (2.77m x 1.57m)

Having a PVCu double obscure glazed window to the side elevation, panel bath with mains shower over, wash hand basin, low level flush WC and tiling to all four walls.

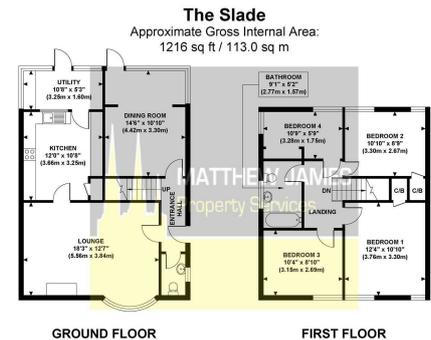
Rear Garden

Being mainly laid to lawn with fenced borders and paved areas. There is also access to both sides of the property, one leading to the front elevation and off road parking.

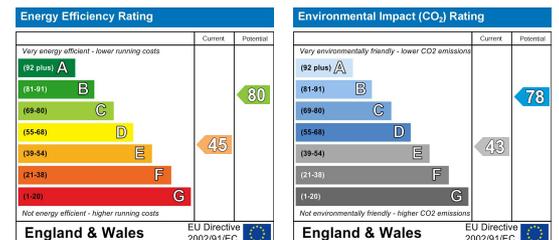
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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