

Daventry

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**3 Nightingale Close, Daventry  
NN11 0GU**

**£425,000**



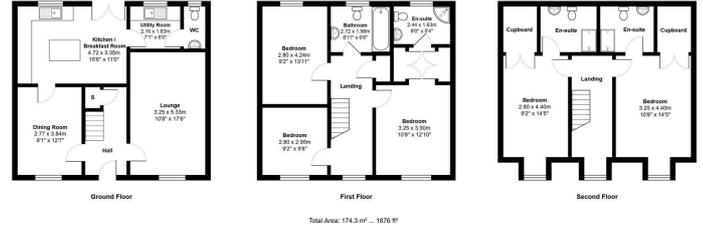
A spacious five double bedroom detached family home, ideally situated in a quiet cul-de-sac on the highly sought-after 'Lang Farm' development.

This impressive property offers generous and versatile accommodation throughout. The ground floor features a welcoming entrance hall leading to a 17' lounge, a separate dining room, and a 15' re-fitted kitchen fitted with a range of modern units and integrated appliances. There is also a useful utility room and a downstairs cloakroom, making the layout ideal for modern family living.

Upstairs, the property boasts five well-proportioned double bedrooms. The principal bedroom benefits from a refitted en-suite and dressing area, while bedrooms two and three both enjoy built-in storage and their own en-suite facilities. A refitted family bathroom serves the remaining bedrooms.

Further benefits include uPVC double glazing, gas central heating, a double garage, and a private, enclosed rear garden, perfect for relaxing or entertaining.

Located on the ever-popular Lang Farm development, the property is conveniently positioned close to local amenities, schooling and transport links, making it an excellent choice for growing families.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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www.oea.co.uk

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The UK's number one property website

Appliances: Stonhills have not tested any equipment, fittings for services and so cannot verify they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are for guidance only and are approximate. The buyer is therefore advised to check measurements if they are required for any other purpose e.g. fitted carpets, furniture, etc.