



**1 Battle Avenue, Daventry
Northamptonshire NN11 2NX**

Guide price £315,000



ENTRANCE HALL

Stairs rising to first floor landing. Single panel radiator. Doors to the lounge, kitchen/diner and cloakroom.

CLOAKROOM

Obscure double glazed window to front aspect. Single panel radiator. Low level WC. Wash hand basin.

LOUNGE

16'8 x 13'10

Double glazed patio door to rear garden. Double glazed window to rear aspect. Two single panel radiators.

KITCHEN/DINER

13'6 x 8'7

Double glazed bay window to front aspect. Single panel radiator. Fitted in a modern range of wall and base mounted units with roll top work surfaces over. 1 1/4 sink drainer unit with mixer tap over. Built in 'Bosch' oven, hob and extractor fan. Space which may be suitable for white good and a fridge/freezer.

LANDING

Doors to all bedrooms, bathroom and airing cupboard (housing a 'Baxi' boiler).

Access to roof space.

BEDROOM ONE

13'3 x 8'10

Double glazed window to rear aspect. Single panel radiator. Door to en-suite.

EN-SUITE

Tiled double shower cubicle. Low level WC. Wash hand basin. Heated towel rail.

BEDROOM TWO

10'1 x 8'10

Double glazed window to front aspect. Single panel radiator.

BEDROOM THREE

10' x 7'5

Double glazed window to rear aspect. Single panel radiator.

BATHROOM

Obscure double glazed window to front aspect. Low level WC. Wash hand basin. Enclosed panel bath with shower screen and shower attachment. Heated towel rail.

OUTSIDE

The front garden - Mainly laid to lawn with driveway parking for in our opinion three vehicles. Gated access to the rear garden.

The rear garden - Enclosed by timber panel fencing. Mainly laid to lawn with a patio area. Timber shed. Gated access to the driveway.

Garage - Up and over door.

