

Daventry

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stonhills.co.uk



165 Farnborough Drive, Daventry  
Northamptonshire NN11 8BS

Guide price £305,000



Stonhills Estate Agents are delighted to offer for sale this immaculate three bedroom detached home in the ever popular Middlemore heights development. The property briefly comprises of entrance hall, lounge, kitchen/diner and a downstairs cloakroom. To the first floor are three good sized bedrooms with the master having en suite and a family bathroom. Externally the property benefits from a walled garden and driveway parking for two cars.

Enter via entrance door with storm porch over into....

#### Entrance Hall

4' x 13'6

Radiator. Stairs ascending to the first floor landing. Doors to downstairs accommodation.

#### Kitchen Diner

18' x 9'7

UPVC double, double glazed door, opening onto the patio. Double aspect double glazed uPVC multiple styles of windows facing the rear and side. Radiator. Roll edge work surfaces, fitted wall and base units, one and a half bowl sink with drainer, integrated electric oven, integrated gas hob, over hob extractor, integrated dishwasher, space for washing machine.

#### Lounge

10'8 x 16'

Double glazed uPVC window facing the front. Radiator.

#### Downstairs Cloakroom

Double glazed uPVC window. Radiator. Low level WC, pedestal sink.

#### Master Bedroom

10'7 x 12'7

Double bedroom; single glazed uPVC window facing the front. Radiator, a built-in wardrobe.

#### En-suite

10'7 x 4'10

Radiator. Low level WC, single enclosure shower and thermostatic shower, pedestal sink, extractor fan.

#### Bedroom Two

10'7 x 11'1

Double glazed uPVC window facing the rear. Radiator, fitted wardrobes.

#### Bedroom Three

7'3 x 7'9

Double glazed uPVC window facing the rear. Radiator.

#### Bathroom

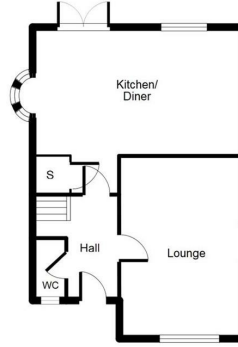
7'3 x 6'4

Double glazed uPVC window with obscure glass facing the front. Radiator. Low level WC, panelled bath with mixer tap, pedestal sink with mixer tap, extractor fan.

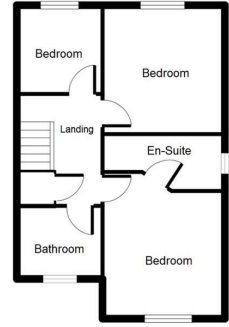
#### Outside

The front garden - Pathway leading to front door, driveway parking to the side of the property. Gated access to the rear,

The rear garden - A pleasant and well maintained rear garden which is enclosed to all sides. Artificial lawn with some patio areas designed ideally for entertaining. Gated access to the front and driveway.



Ground Floor  
Approx. total area: 65.3 sq. metres



First Floor



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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.