

Daventry

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5 Laburnum Close, Daventry

NN11 3NZ

£175,000



Property Highlights

Originally built in the late 1990's, this home is set in the heart of Woodford Halse where you can enjoy both the convenience of many local amenities within walking distance, and the tranquillity of the countryside surrounding the village. Whether you are a first-time buyer, investor or downsizing from your existing property, this home is immaculately presented and ready to settle straight in.

Interior Spaces

Upon entering, you are greeted by a welcoming entrance hall. To the right there is a the kitchen. Continuing through the property, the well-proportioned sitting room offers a comfortable space to relax and unwind and there are sliding patio doors leading to the enclosed rear garden.

First Floor

The carpeted stairs lead you to the first floor with natural light from a window to the front elevation. There is a well proportioned, spacious double bedroom to the front of the property. The wet-room is clean and well presented.

Outdoor Spaces

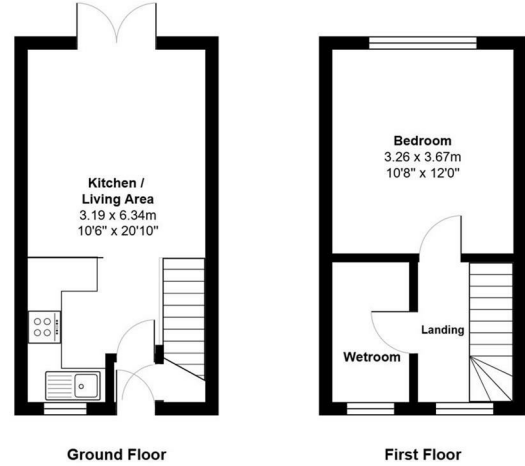
There is off-road parking to the front of the property with space for bins. To the rear of the property, the low maintenance garden is enclosed by panelled fencing and there is a pathway leading to the gated access at the bottom of the garden.

Location

This property is situated in the heart of the village within easy reach of the village centre with ample local amenities including convenience shops, post office, chemist, community café, butchers, library, takeaways and a pub. The nearest Doctors surgery is situated in the neighbouring village of Byfield. There are also a variety of local community groups, clubs and societies.

There are beautiful countryside and woodland walks both within and on the outskirts of the village offering a variety of walking routes. The Alpaca trekking facility within the village has proven very popular!

Popular with commuters, Woodford Halse is located conveniently for the A361 leading towards the market town of Daventry and the M1 motorway to the North and Banbury and the M40 motorway to the South. There are mainline railway stations at both Banbury (London 50 mins) and Rugby (London 57 mins).



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

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



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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.