

Daventry

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Offices also located in Northampton

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Northamptonshire NN11 0PS

£235,000



**KITCHEN/DINER**

Kitchen area  
19'3 x 11'9 max  
Double glazed window to the front aspect. Ceramic tiled flooring. A range of wall and base mounted units with roll top work surfaces over. Space which may be suitable for white goods and a cooker with extractor fan over. Fridge/Freezer. Double sink drainer unit with mixer tap over. Single panel radiator. Door to rear hallway/study.

Dining area  
15'3 x 10'7  
Double glazed window to the front aspect. Ceramic tiled flooring. Single panel radiator. TV point. An additional breakfast bar.

**REAR HALLWAY/STUDY**  
10'7 x 8'3 (3.23m x 2.51m)

Window and door to rear porch. Ceramic tiled flooring. Single panel radiator. Coving to ceiling. Stairs rising to first floor. Door to lounge.

**LOUNGE**  
16' x 11'6 (4.88m x 3.51m)

Double glazed patio doors to the rear aspect. Single panel radiator. Coving to ceiling. TV point.

**REAR PORCH**  
Double glazed window to the rear aspect. Double glazed window to the side aspect. Double glazed door to the rear aspect. Storage cupboard with work top over. Ceramic tiled flooring.

**LANDING**  
Access to roof space. Airing cupboard. Doors to all the bedrooms and bathroom.

**BEDROOM ONE**  
11'5 x 11'3 (3.48m x 3.43m)  
Double glazed window to the front aspect. Single panel radiator. Coving to ceiling.

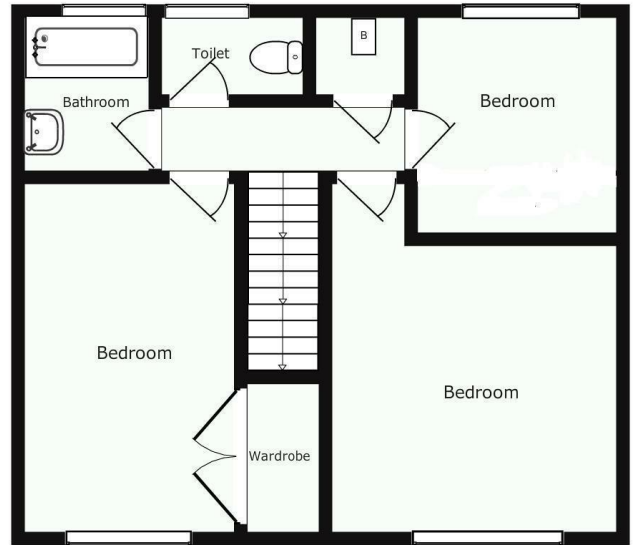
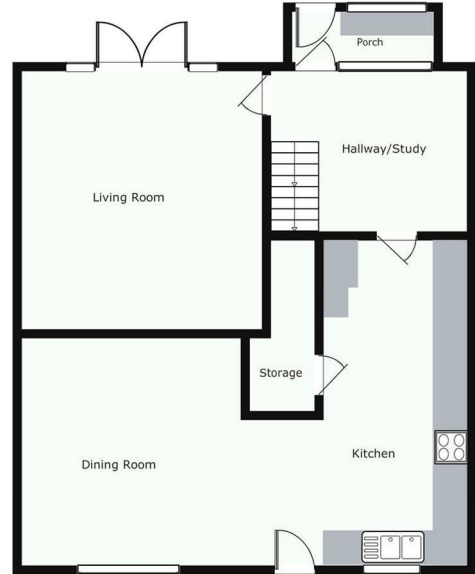
**BEDROOM TWO**  
13'7 x 8'7 (4.14m x 2.62m)  
Double glazed window to the rear aspect. Single panel radiator. Built in double storage cupboard.

**BEDROOM THREE**  
8'11 x 8'4 (2.72m x 2.54m)  
Double glazed window to the front aspect. Single panel radiator. Built in wardrobe with sliding doors.

**BATHROOM**  
Obscure double glazed window to the front aspect. Enclosed paneled 'P' shape bath with shower over. Pedestal wash hand basin. Single panel radiator. Inset ceiling spot lights. Coving to ceiling.

**WC**  
Obscure double glazed window to the front aspect. Low level WC. Single panel radiator. Coving to ceiling.

**OUTSIDE**  
The front garden - The front garden is enclosed by mature hedging which provides a screen of privacy. Mainly laid to lawn with pathway to front door.  
The rear garden - Enclosed by timber panel fencing. Mainly laid to lawn with a patio area.



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



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.