



**12 Western Avenue, Daventry  
NN11 9EY**

**£285,000**



Access to the property is gained via a door into the entrance hall

#### ENTRANCE HALL

Exposed timber flooring. Stairs rising to first floor landing. Doors to the lounge and kitchen.

Radiator.

#### LOUNGE

13ft Max x 11ft Max

A pleasant and welcoming lounge with double glazed bay window to front aspect. Radiator. The focal point of the lounge is a beautiful open fire with cast iron surround.

#### KITCHEN

13' x 5'6

Double glazed window to rear and side aspects. Radiator. Fitted in a range of wall and base mounted units with roll top work surfaces over. Built in oven, hob and extractor fan. Space which may be suitable for white goods. Single drainer sink with mixer tap over. Wall mounted 'Worcester' boiler. Walkway through to dining room.

#### DINING ROOM

11'9 x 11'4

A good size room with a feature cast iron fireplace. Double glazed sliding patio door to the conservatory. Radiator.

#### CONSERVATORY

Constructed on a dwarf brick wall with double glazed conservatory. Door to garden.

#### LANDING

Access to loft space. Doors to all bedrooms and bathroom. Obscure double glazed window to side aspect.

#### BEDROOM ONE

12'5 x 9'1

A good size double room pleasantly overlooking the rear garden. Double glazed window to rear aspect. Fitted wardrobes with sliding doors to one wall. Radiator. Exposed timber flooring.

#### BEDROOM TWO

11'1 x 8'6 to wardrobe.

Double glazed window to front aspect. Radiator. Built in cupboards and wardrobes.

Radiator. Exposed timber flooring.

#### BEDROOM THREE

7'9 x 7'3

Double glazed window to front aspect. Radiator.

#### BATHROOM

Entered via a folding door. Obscure double glazed window to rear aspect. Chrome heated towel rail. Enclosed panel bath with shower over. WC. Pedestal wash hand basin. Inset ceiling spotlights.

#### LOFT SPACE

A converted room with access via a drop down ladder.

#### OUTSIDE

The front garden - Driveway parking

The rear garden - A well maintained rear garden boasting a generous sized lawned area measuring approx 80-100ft. Well stocked with flowers, shrubs and mature hedging.

There is an outbuilding proving storage space as well as an outside WC. To the rear end of the garden is a summer house.

PLEASE NOTE : CURRENT COUNCIL TAX BAND IS C.

