

Daventry

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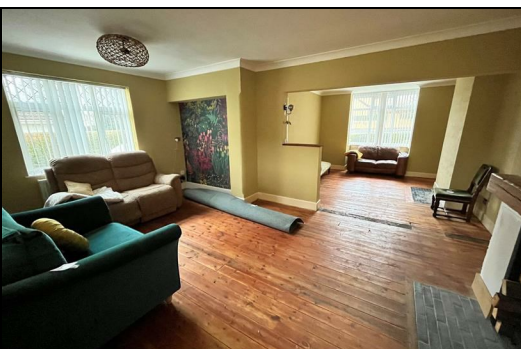
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7 Badby Road West, Daventry
NN11 4HJ

Guide price £350,000



Timber door into entrance hall -

ENTRANCE HALLWAY

Stairs rising to first floor landing. Radiator. Double glazed window to side aspect.
Door to lounge.

LOUNGE/DINER

Lounge area - 11'9 x 11'6

Dining area - 17'9 x 11'8

A good size open plan lounge/diner with double glazed bay window to front aspect and exposed timber flooring. The dining area has a double glazed window to the side aspect with the focal point being a fireplace with multi fuel burner. There is also a serving hatch and door into the kitchen. Radiator.

KITCHEN

13'2 max x 12'3

Door and window to rear aspect. Door to the lean to conservatory on the side. Fitted in a range of wall and base mounted units with roll top work surfaces over. 1 1/4 sink drainer unit with shower head style mixer tap over. Integrated dishwasher, oven and microwave. Four ring induction hob. Radiator. Door to cloakroom. Ceramic tiled flooring. Access to some loft space.

CLOAKROOM

Obscure double glazed window to rear aspect. Wall mounted 'Worcester' boiler. Low level WC. Wash hand basin.

LEAN TO CONSERVATORY

12'9 x 9'7

Ceramic tiled flooring. Double glazed door to the front of the conservatory, internal door to the garage. Door to the rear garden with double glazed windows either side.

LANDING

Double glazed window to side aspect. Doors to all bedrooms and bathroom.

BEDROOM ONE

11'8 x 11'6

Double glazed window to rear aspect which overlooks the garden. Radiator.

BEDROOM TWO

12'6 x 9'8

Double glazed window to front aspect. Two built in double wardrobes. Radiator.

BEDROOM THREE

7'7 x 6'1

Double glazed window to front aspect. Radiator.

BATHROOM

A re-fitted bathroom which is fully tiled and comprises of an enclosed panel bath with wall mounted electric shower and shower screen, low level WC and pedestal wash hand basin. Chrome heated towel rail. Radiator.

DOUBLE GARAGE/WORKSHOP

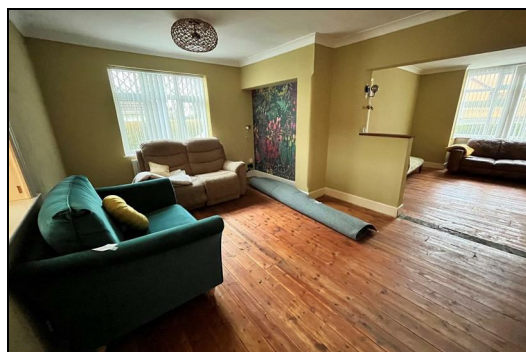
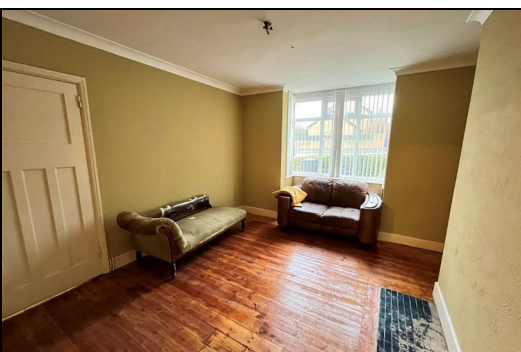
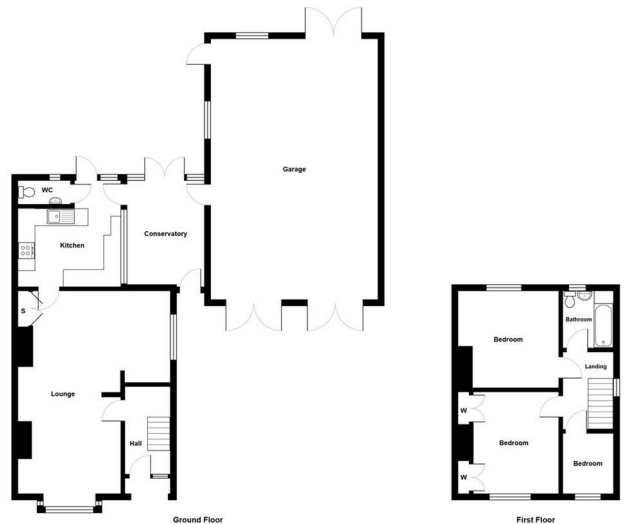
30'8 x 19'5

A larger than average double garage which has the scope to lend itself to a number of uses, with two good size doors/access points to the front as well as a double opening door to the rear giving access to the garden and a separate courtesy door too. The garage has work top space and plumbing for white goods if needed.

OUTSIDE

The front garden - Generous driveway space providing ample parking and access to the double garage/workshop.

The rear garden - A larger than average rear garden which is enclosed by timber panel fencing and mature hedging offering a fair degree of privacy. Mainly laid to lawn with patio area...there is also another single garage towards the rear of the garden which can be accessed via the double doors from the back of the garage.



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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.