

Daventry

28 High Street, Daventry, NN11 4HU

T: 01327 879869

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**17 Sourton Place, Daventry  
NN11 0GT**

**£265,000**

A well-presented two-bedroom bungalow located on a desirable over-55's development within the sought-after Lang Farm estate.

This charming home offers well-planned accommodation, beginning with an entrance hall that leads through to a bright and welcoming lounge featuring patio doors that open out to the communal gardens. The modern re-fitted kitchen comes complete with built-in appliances, while the separate dining room also lends itself perfectly as a second bedroom, offering flexibility of space.

The stylish re-fitted shower room completes the ground floor, while upstairs you'll find a spacious double bedroom with built-in wardrobes and a contemporary en-suite shower room.

Externally, the property benefits from parking to the front and enjoys well-maintained communal gardens to the rear.

Viewing is highly recommended to appreciate the comfort, setting and lifestyle this home has to offer.

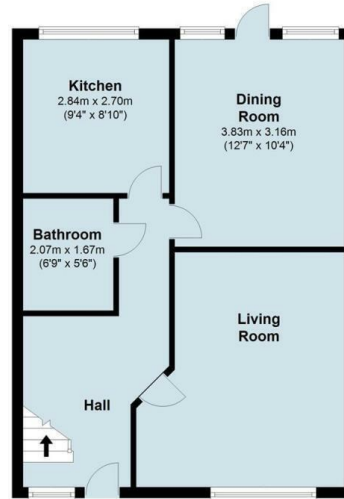


| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>        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

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                            |           |
| (92 plus) <b>A</b>  |                            |           |
| (81-91) <b>B</b>  |                            |           |
| (69-80) <b>C</b>  |                            |           |
| (55-68) <b>D</b>  |                            |           |
| (39-54) <b>E</b>  |                            |           |
| (21-38) <b>F</b>  |                            |           |
| (1-20) <b>G</b>   |                            |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                            |           |
| <b>England &amp; Wales</b>                                      | EU Directive<br>2002/91/EC |           |

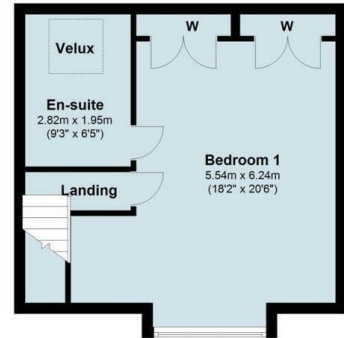
### Ground Floor

Approx. 49.3 sq. metres (530.5 sq. feet)



### First Floor

Approx. 37.9 sq. metres (407.5 sq. feet)



Total area: approx. 87.1 sq. metres (938.1 sq. feet)



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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.