

Daventry

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**16a Newlands, Daventry  
Northamptonshire NN11 4DU**

**Guide price £225,000**

A rare opportunity to acquire this Grade II listed property believed to date back to the 16th Century. Located in the heart of the Town Centre, viewing is essential to fully appreciate the size of the property and the period features. The property briefly comprises of three bedrooms, bathroom, 18' lounge, 18'11 kitchen/diner, 13'3 reception room and laundry room . In addition there is an adjoining annex comprising of 15'8 lounge, bedroom and shower room. The property is offered for sale with NO UPPER CHAIN.



## ENTRANCE HALL

Stairs to front door with storage room under.

## LOBBY

13'4 x 9'5 (4.06m x 2.87m)

Wooden front door with obscure glass panels. Window to front aspect. Ceramic tiled floor. Steps down to the lounge.

## LOUNGE

18'4 x 13' (5.59m x 3.96m)

Window to rear aspect. Radiator. Open fire with stone fireplace. Wood flooring. Exposed beams. Doors to cupboard space. Double doors and steps down to:

## KITCHEN DINER

18'11 x 12'1 (5.77m x 3.68m)

KITCHEN AREA - Fitted with a matching range of wall mounted and base units with work surface over. Built in electric hob with extractor over. Eye level oven stainless steel sink and drainer with mixer tap over. Space for plumbing for washing machine/dishwasher. Space for white goods. Tiled floor. Complimentary tiling.

DINING AREA - Window to rear aspect. Radiator. Wood floor.

## INNER HALLWAY

Stairs leading to second floor. Stairs leading down. Exposed beams. Doors to:

## BATHROOM

Opaque window to side. Radiator. Corner bath with shower over. Sink with modern mixer tap over and vanity unit under. WC with hidden cistern. Cupboard space. Exposed beams. Tiling to walls and floors.

## SECOND FLOOR LANDING

Velux window to side aspect. Access to loft space. Door to airing cupboard housing combination boiler with Wood slattern shelving. Doors to bedroom four and another door to an inner hallway.

## BEDROOM FOUR

10'10 x 7'6 (3.30m x 2.29m)

Velux window to side. Radiator.

## INNER HALLWAY

Door to bedroom two. Storage cupboard. Stairs up to bedroom one.

## BEDROOM TWO

11'10 x 9'7 (3.61m x 2.92m)

Window to front aspect. Radiator. Built in cupboards. Timber beams.

## BEDROOM ONE

18'1 x 13'3 (5.51m x 4.04m)

Velux window to front. Window to front. Radiator. Loft space. Timber beams.

## ANNEX

15'8 x 13'4 (4.78m x 4.06m)

OPEN PLAN LOUNGE/KITCHEN

Windows to the front and rear. Two loft hatches. Storage heater. Carpet to the lounge area and tiled floor to the kitchen area. A range of base mounted units with work surfaces. Sink drainer unit. Space which may be suitable for white goods and cooker. Doors to the bedroom.

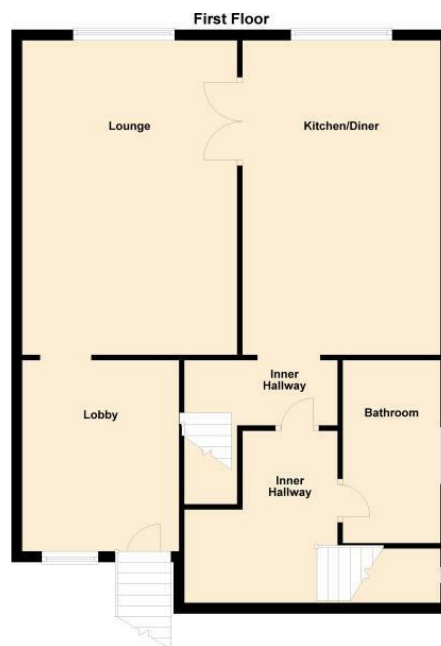
## BEDROOM

10'3 x 9'11 (3.12m x 3.02m)

Velux window to the rear. Door to bathroom.

## EN-SUITE

Window. Tiled flooring and walls. Low level WC. Pedestal wash hand basin.



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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.