



**59 Lincoln Way, Daventry
NN11 4SU**

£189,950



Tucked away in a cul-de-sac on the ever-popular 'Stefen Hill' development, this beautifully presented two bedroom property is ideal for first-time buyers, downsizers or investors alike. Finished in a smart modern grey décor throughout, the home offers a fresh and contemporary feel from the moment you step inside.

The recently refitted kitchen features sleek units, integrated appliances, and a replaced wall-mounted boiler, perfect for modern living. The ground floor also comprises an entrance hall and a light-filled lounge. Upstairs, you'll find two well-proportioned bedrooms and a family bathroom.

Outside, the rear garden is both pleasant and well-maintained, with a generous patio area ideal for outdoor entertaining. The property benefits from driveway parking to the front, with further parking to the side for 2-3 vehicles - a rare and valuable bonus.

Additional features include gas radiator heating and double glazing throughout. A truly lovely home in a sought-after location - early viewing is highly recommended.

PLEASE NOTE: CURRENT COUNCIL TAX BAND IS B.

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			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
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