

Daventry

28 High Street, Daventry, NN11 4HU

T: 01327 879869

Offices also located in Northampton

stonhills.co.uk



3 Butlins Close, Daventry

NN11 9AN

£225,000



Entered Via

A part-glazed UPVC front door set beneath a canopy porch, opening into:

Entrance Hall

Featuring stripped wooden stairs rising to the first-floor landing, a UPVC double-glazed window to the front aspect, wood-effect laminate flooring, and doors leading to the kitchen and:

Lounge / Diner

6.17m x 3.20m

A generous dual-aspect living space offering excellent natural light. The room benefits from wood-effect laminate flooring, television point, coving to the ceiling, two wall light points, a UPVC double-glazed window to the front aspect with radiator beneath, an additional double panel radiator, and sliding patio doors opening into the conservatory. A further door provides access to the kitchen.

Conservatory

2.62m x 2.16m

A useful addition to the home, of UPVC double-glazed construction with a pitched polycarbonate roof and multiple top-opening windows. Finished with wood-effect laminate flooring and a door opening directly onto the rear garden.

Kitchen

4.70m x 3.07m

Refitted with an attractive range of eye and base-level units topped with solid wooden block work surfaces. The kitchen incorporates an inset ceramic sink with chrome flexihose mixer tap, space and plumbing for a dishwasher, a range-style gas cooker with extractor hood, and space for a full-height fridge/freezer. Additional features include wood-effect laminate flooring, inset spotlights, a double panel radiator, access to the under-stairs storage cupboard, a uPVC double-glazed window to the rear, and a barn-style door and window leading to the covered side area. A further door leads back to the hallway.

Covered Side Area

5.94m x 3.35m

A versatile and practical space with doors to both the front and rear aspects, power and lighting connected, and ample storage potential. Door leading to:

Cloakroom / Utility

1.78m x 1.04m

Fitted with a low-level WC, space and plumbing for a washing machine, and a small window to the side aspect.

Landing

Providing access to the loft space and featuring a frosted UPVC double-glazed window to the side, inset spotlights, exposed wooden floorboards, doors to all first-floor accommodation, and an airing cupboard housing the gas central heating boiler.

Bedroom One

4.72m x 3.02m

A spacious double bedroom with exposed floorboards, inset spotlights, partial coving to the ceiling, two UPVC double-glazed windows to the front aspect, a single panel radiator, and a built-in storage cupboard over the stair bulkhead with hanging rail.

Bedroom Two

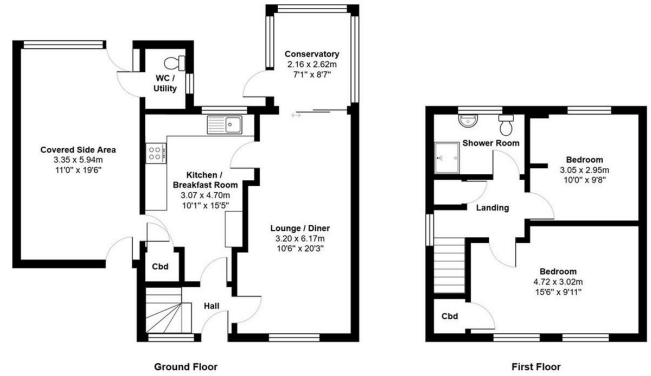
3.05m x 2.95m

Another well-proportioned double bedroom featuring exposed floorboards, an alcove to one corner, and a UPVC double-glazed window to the rear aspect with radiator beneath.

Shower Room

Fitted with a modern white three-piece suite comprising a low-level WC, wash hand basin, and shower cubicle with aqua panelling and mains shower. Fully tiled walls, a single panel radiator, and a frosted UPVC double-glazed window to the rear with tiled sill complete the space.

Outside



Total Area: 98.1 m<sup>2</sup> ... 1056 ft<sup>2</sup>



**Zoopla.co.uk**

**NATIONAL ASSOCIATION OF ESTATE AGENTS**  
**NAEA**

**O-E-A**  
**Ombudsman**  
www.oea.co.uk

**rightmove.co.uk**  
The UK's number one property website

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.