

Daventry

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**3 Ashby Mews, Daventry  
Northants NN118BJ**

**£265,000**



Stonhills are delighted to offer this beautifully presented two-bedroom semi-detached home, quietly positioned in a tucked-away corner of the highly sought-after Middlemore development.

The property has been thoughtfully improved by the current owners, with a stylish re-fitted shower room and downstairs cloakroom adding a contemporary touch. The heart of the home is the impressive 18ft lounge/diner, a light-filled space with French doors opening directly onto the garden, creating a seamless flow for both everyday living and entertaining. To the front, the well-appointed kitchen comes complete with built-in oven, hob, and fridge/freezer, as well as space for further appliances.

Upstairs, you'll find two generous double bedrooms - the principal bedroom enjoying views over the rear garden - along with the beautifully updated shower room, finished to a modern standard.

Outside, the rear garden is a real highlight, featuring a covered pergola, low-maintenance artificial lawn, and a smart patio area. A separate timber-built office provides the perfect solution for home working or hobbies, while to the side of the property, a generous driveway offers ample off-road parking.

Middlemore is a popular and well-established development with local amenities, green spaces, and excellent transport links all close by - making this an ideal home for first-time buyers, professionals, or downsizers alike.

Viewing is highly recommended to fully appreciate all this superb home has to offer.

Downstairs Cloakroom  
5'7" x 2'11"

Kitchen  
10'3" x 5'7"

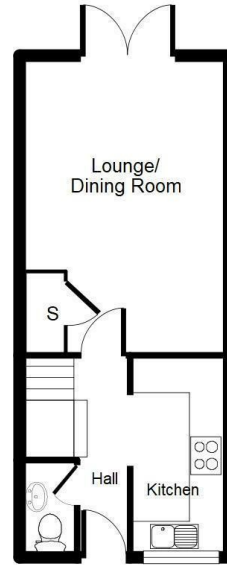
Lounge/Diner  
18'7" x 12'5"

Landing

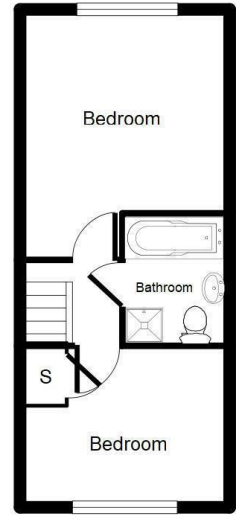
Bedroom One  
13'2" x 12'6"

Bedroom Two  
12'6" x 8'10"

Bathroom  
8'4" x 5'8"



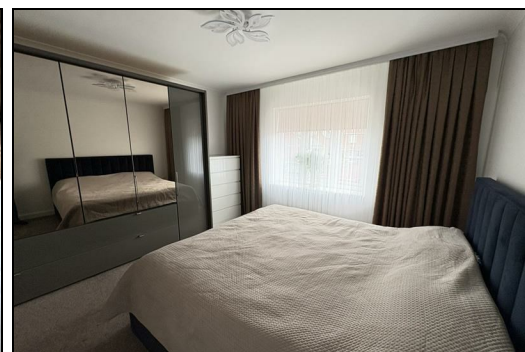
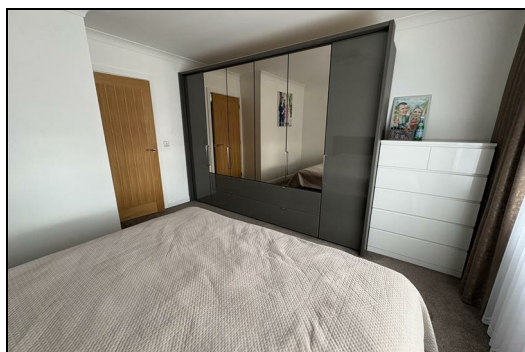
Ground Floor



First Floor

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 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 2002/91/EC		



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**NAEA**  
ESTATE AGENTS

**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.