



**Mounts Lane, Daventry  
Northamptonshire NN11 3ES**

**Guide price £285,000**



## Full description

A two bedroom semi detached stone built cottage dating back to 1843 nicely positioned in a quiet no through road. Originally a 'two up, two down' cottage, the property now benefits from a two storey rear addition. The accommodation now comprises of entrance hall, sitting room, dining room and kitchen. On the first floor there are two bedrooms and a shower room. The rear garden is of a courtyard style and size. Further benefits include character features such as parquet flooring, hand made oak kitchen units with a Belfast sink, wood burner in the sitting room, gas radiator heating and double glazing.

## Location And Amenities

The village of Newnham is situated in the Daventry district of Northamptonshire nestling below a large hill in the valley of the River Nene. Topped by an ancient disused windmill, which can be viewed by appointment. Village amenities are plentiful with a parish church of St Michael & all Angels, public house and primary school, with further services accessed easily in Daventry just two miles north. The parish church dates predominantly from the 14th century and despite alterations its tower still contains six bells. Other buildings of note include Newnham Hall and The Grove, the latter of which has a nuttery, (hazel orchard) the fruits from which are picked and sent to Covent Garden. Main road access to and from Newnham is well catered for via the A361 Banbury Road and A45 Daventry/Northampton ring road with M1 junction 16 also only six miles east of this popular village.

### Entrance Hall

### Sitting Room

4.06m(13'4") x 3.89m(12'9")

### Dining Room

4.06m(13'4") x 2.31m(7'7")

### Kitchen

3.02m(9'11") x 1.55m(5'1")

### First Floor Landing

### Bedroom One

4.06m(13'4") x 3.91m(12'10")

### Bedroom Two

4.06m(13'4") x 2.36m(7'9")

### Bathroom

3.53m(11'7") x 1.55m(5'1")

### Rear Garden

Courtyard garden in size and style.



## 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<sub>2</sub>) Rating

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

