



**107 Cartmel Road, Daventry
NN11 2PP**

Guide price £350,000



Situated on the highly desirable Monksmoor Park development and built to the popular 'Monksfield' design, this beautifully presented four-bedroom detached family home is offered in excellent decorative order and still retains that coveted "new home" feel.

The heart of the home is the stylish grey high-gloss kitchen/diner, fully integrated with built-in appliances and designed with both practicality and modern living in mind. The property also benefits from a spacious sitting room, a downstairs cloakroom, four well-proportioned bedrooms, an en-suite to the principal bedroom, and a contemporary family bathroom.

Further features include gas central heating, UPVC double glazing throughout, front and rear gardens, and a driveway leading to a single garage.

Location – Monksmoor Park, Daventry

Monksmoor Park is a thoughtfully designed and recently established community, perfectly positioned to enjoy the best of both town and countryside living.

Within walking distance of Daventry town centre (less than 15 - 20 minutes on foot), residents can enjoy twice-weekly markets and a popular monthly farmers' market. The development itself offers easy access to open countryside, public rights of way and scenic routes stretching towards the Grand Union Canal — ideal for walkers, runners and dog owners alike.

Excellent transport links are close by, including convenient access to the M1 and mainline rail services from Long Buckby into London.

The wider development continues to grow into a thriving community, with a primary school, green, play areas, cycle paths, nature trails, and a community hub incorporating health facilities — truly offering a lifestyle as well as a home.

Ground Floor

The welcoming entrance hallway provides access to the cloakroom, useful under-stairs storage, the kitchen/diner and the sitting room.

The sitting room is a bright and stylish space, enhanced by modern wall panelling and a wall-mounted TV point.

The contemporary kitchen/diner is fitted with an extensive range of grey high-gloss cabinetry, including a large pantry unit, integrated fridge and freezer, double eye-level oven, Bosch gas hob with concealed extractor, integrated dishwasher and washing machine. A breakfast bar provides excellent informal dining space, while French doors with glazed side panels open onto the rear garden — perfect for entertaining.

First Floor

An "L"-shaped landing provides access to all four bedrooms and the loft hatch.

The principal bedroom benefits from mirrored sliding double wardrobes and a well-appointed en-suite shower room.

The family bathroom is fitted with a modern suite comprising a panelled bath with central mixer taps and shower over with glass bi-fold screen, wall-mounted WC and wash hand basin.

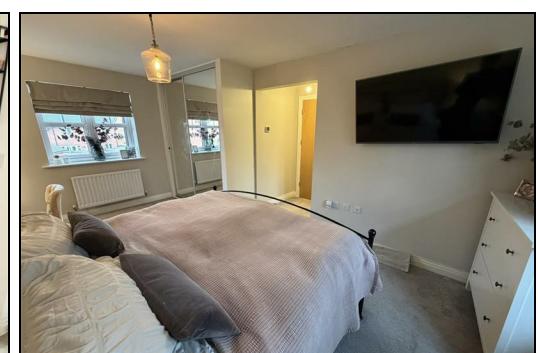
Outside

The front garden is designed for low maintenance and is predominantly paved, with a pathway leading to the front door. A block-paved driveway provides off-road parking and leads to the single garage. Gated side access leads to the rear garden.

The enclosed rear garden is well maintained and low maintenance, with a paved patio area ideal for outdoor dining, panelled fencing, outside tap and courtesy access into the garage.

Monksmoor Community Rent Charge

An annual charge of approximately £300 is payable to the Monksmoor Park Community Interest Company Limited for the upkeep of communal grounds and parkland areas within the development.



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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.