

Daventry

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42 Inlands Rise, Daventry
NN11 4DQ

£280,000



Entered Via
A part opaque uPVC double glazed entrance door leading into:

Entrance Hall
6'1" x 3'3"
A welcoming entrance hall with hanging space for coats, coved ceiling, wall light point, and a part glazed wooden door leading through to:

Inner Hallway
15'2" x 8'5" max
A spacious inner hallway giving access to the principal rooms. Features include a radiator, thermostatic control, coved ceiling, telephone point, and a uPVC double glazed window to the rear aspect. There is also access to the loft room via a drop-down folding ladder.

Loft Room
16'6" x 11'10"
A fully boarded loft space with a double glazed Velux window to the rear aspect and useful access to additional storage. RECENTLY REPLACED WORCESTER COMBI BOILER.

Lounge
14'4" into bay x 10'0"
A delightful and well-presented reception room featuring a uPVC double glazed bay window to the front aspect. The focal point of the room is an attractive fireplace with wooden mantel and brick hearth. Further benefits include a radiator, television point, coved ceiling, and wall lighting.

Kitchen
11'4" x 9'0"
RECENTLY RE-FITTED in a range of eye and base level grey gloss units with rolled edge work surfaces. Inset stainless steel sink and drainer with mixer tap, space for a range-style cooker, built in floor to ceiling FRIDGE and separate FREEZER, washing machine and dishwasher, Tiling is provided to water-sensitive areas. A uPVC double glazed window to the side aspect and a part uPVC double glazed door provide additional natural light and access outside. Door through to:

Dining Room
10'0" x 9'10"
A superb addition to the property, this versatile room is currently used as a dining room and offers an ideal space for formal dining or additional reception use. uPVC double glazed French doors open out onto the rear garden with steps down to the lawned area. Further features include coved ceiling, two wall light points, radiator, and a wall-mounted central heating control.

Bedroom One
12'0" x 8'2" to wardrobes
A beautifully presented double bedroom with built-in wardrobes to one wall, radiator, coved ceiling, and a uPVC double glazed window to the rear aspect enjoying pleasant views over the garden.

Bedroom Two
9'1" x 8'7"
Another lovely double bedroom with a uPVC double glazed window to the front aspect, radiator, and coved ceiling.

Bedroom Three
9'0" x 7'10"
A further well-presented bedroom with a uPVC double glazed window to the front aspect, radiator, and coved ceiling.

SHOWER ROOM
7'8" x 5'0"
RECENTLY RE-FITTED with a white three-piece suite comprising a low level WC, pedestal wash hand basin with mixer tap, and a walk in double shower cubicle with electric shower over. The room is fully tiled to all walls and also benefits from a radiator and opaque uPVC double glazed window to the rear aspect.

Outside

Rear Garden
The property enjoys a delightful southerly facing rear garden which is not overlooked, creating a lovely sense of privacy. The garden has been thoughtfully arranged over several levels and includes a paved patio area, outside tap, and door to the covered walkway. Steps lead down to a further paved patio with well-stocked shrub and flower borders, then onto a lovely lawned area with an extensive range of mature shrubs and flowering plants. There is also a raised lawned section with additional borders, along with a further paved patio area and hardstanding suitable for a wooden shed. The garden is enclosed by timber fencing. There are TWO timber sheds, one of which is being used as a workshop with power and light connected.

Covered Walkway
18'2" x 3'0"

