

Daventry

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**46 Cartmel Road, Daventry  
Northamptonshire NN11 2PP**

**Guide price £290,000**

Situated on the DESIRABLE 'Monksmoor' Development within CLOSE PROXIMITY of THE COUNTRY PARK and PRIMARY SCHOOL is this VERY WELL PRESENTED three bedroom semi-detached family home. Accommodation comprising of entrance hallway, 17'01" KITCHEN DINER with INTEGRATED APPLIANCES, lounge, THREE BEDROOMS with en-suite to bedroom one plus a family bathroom. Outside is a rear garden, garage and driveway parking. Viewing is recommended.



#### ENTRANCE HALL

17'01" x 3'10" plus stairs

A welcoming entrance hallway with stairs rising to first floor landing with white spindled balustrades and contrasting handrail and with under stairs storage cupboard, single panel radiator, digital thermostat control panel, smoke alarm, doors to all ground floor accommodation

#### CLOAKROOM

8'1" x 2'11"

Fitted with a white two piece suite with 'Roca' sanitary ware comprising of a concealed cistern WC with chrome plate push-flush and tiled backing and a wash hand basin with central chrome mixer tap and tiled splash back, single panel radiator, obscure double glazed window to front aspect.

#### KITCHEN/DINER

17'01" x 9'2"

Double glazed window to front aspect. Fitted in a modern range of soft closing eye and base level units with work surfaces and upstands over and with under unit lighting to the base units. Integrated 'Bosch' appliances to include fridge and freezer, dishwasher, eye level electric double oven and gas hob with concealed extractor fan over. Space and plumbing for washing machine, inset stainless steel one and a half bowl single drainer sink unit with swan neck mixer tap over, inset spotlights to the kitchen area, space for table and chairs, double panel radiator.

#### LOUNGE

16'11" x 13'4"

A spacious reception room with double glazed patio doors to the rear garden and double glazed windows to either side. Double panel radiator. TV Point.

#### LANDING

A spacious landing with white spindled balustrades to the top of the stairs with contrasting handrail, access to loft space, smoke alarm, access to airing cupboard housing Potterton gas central heating boiler and further access to a good size storage cupboard over the bulkhead of the stairs, doors to first floor accommodation

#### BEDROOM ONE

11'8" x 11'2" including wardrobes reducing to 8'5"

A generous sized main bedroom which has fitted double wardrobes to one corner with sliding mirror fronted doors, television/satellite point, double glazed window to front aspect with single panel radiator under, door to :-

#### EN-SUITE

8'5" x 4'9"

Fitted with a white three piece suite with 'Roca' sanitary ware comprising of double width shower cubicle with full tiling, chrome bar shower and sliding glass door, wash hand basin with central chrome mixer tap and concealed cistern WC with chrome plate push-flush, half height tiling to walls, extractor fan, shaver point, chrome heated towel rail, obscure double glazed window to front aspect with tiled sill, tiled flooring

#### BEDROOM TWO

12'6" x 9'8" reducing to 8'3"

Another good size double bedroom with double glazed window to rear aspect with single panel radiator under

#### BEDROOM THREE

9'2" x 8'3"

Double glazed window to rear aspect with single panel radiator under

#### BATHROOM

6'6" x 6'4"

Fitted with a white three piece suite with 'Roca' sanitary ware comprising of a panel bath with central chrome free-flow bath filler and hand held shower attachment with tiled surround and folding glass shower screen, wash hand basin with central chrome mixer tap and concealed cistern WC with chrome plate push-flush, half height tiling to walls, extractor fan, shaver point, chrome heated towel rail, obscure double glazed window to side aspect with tiled sill, tiled flooring

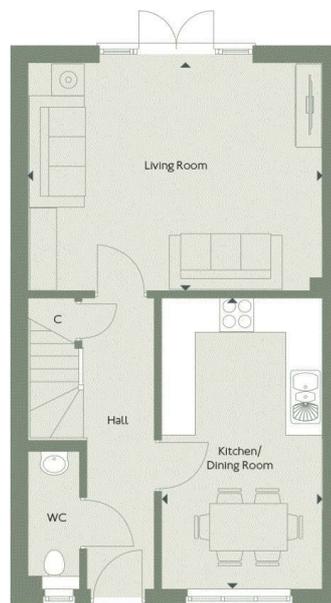
#### Outside -

Front - A paved pathway leads to the front door.

Garage - Metal up and over door and with a pitched tiled roof offering further storage into the eaves. To the front of the garage is a tarmac driveway providing off road parking. Courtesy door to the rear garden.

Rear - A well maintained rear garden which benefits from a paved patio area directly to the rear of the property and leads to the main lawned area with a selection of planted borders either side, enclosed by timber fencing with outside light.

PLEASE NOT - CURRENT COUNCIL TAX BAND IS C.



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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.