

**Daventry**

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Offices also located in Northampton

**stonhills.co.uk**



**3 Grand Union Way, Northampton  
NN7 4PF**

**£349,950**

Situated at 'Dodford Farm', a new canal side development within the village of Weedon, Stonhills are pleased to offer this semi-detached home which occupies pleasant views over the canal.

The 'Kirby' is a good sized three bedroom home with accommodation boasting 1130 square feet. Briefly comprises of a spacious hallway with cupboard, cloakroom/WC, sitting/dining room with 'French' style doors to the rear garden, kitchen/breakfast room with fitted appliances, first floor landing, master bedroom with ensuite shower room, two further bedrooms and bathroom/WC. Benefits include gas radiator heating, double glazing, a single garage and parking for two.



ENTRANCE HALL

SITTING /DINING ROOM  
21'4 x 11'4

KITCHEN/BREAKFAST  
16'4 x 12'3

CLOAKROOM

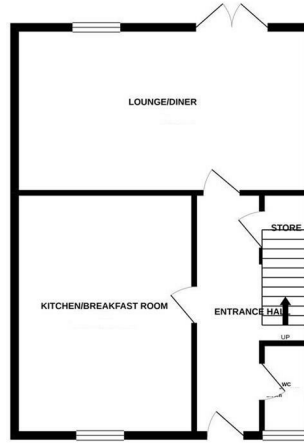
BEDROOM ONE  
14'8 x 12'3

BEDROOM TWO  
12'3 x 10'1

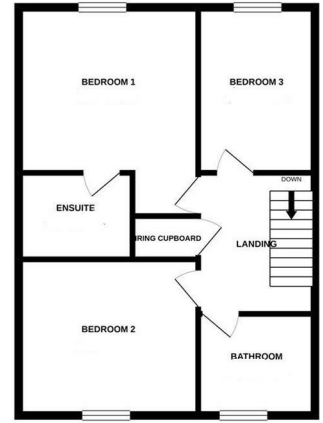
BEDROOM THREE  
11'4 x 9'1

BATHROOM  
9'1 x 6'3

GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(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>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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.