



**75 The Wye, Daventry  
Northamptonshire NN11 4PX**

**£195,000**



#### Entrance Area

Double glazed part obscure door to front aspect, double glazed obscure window to side aspect, tiled floor, cupboard housing meters.

#### Entrance Hall

Stairs to first floor, understairs storage, radiator and doors to cloakroom, kitchen/diner and lounge.

#### Cloakroom

Single glazed window into entrance area, WC, wash hand basin with vanity unit and tiled floor.

#### Lounge

15' 11" x 12' 8"

Double glazed french doors to garden, telephone point, radiator and door into study/storage room.

#### Study / Storage Room

10' 6" x 4'

Double glazed window to side aspect, double glazed part obscure glazed door into garden.

#### Kitchen/Diner

16' 3" x 9' 10"

Double glazed window to front aspect, fitted kitchen comprising of: base and wall mounted units with work surfaces over, stainless steel sink/drainer, tiling, electric oven, electric induction hob, plumbing for washing machine and dishwasher, space for fridge/freezer, wall mounted hot water and central heating boiler, space for tumble dryer, tiled floor and radiator.

#### Landing

Stairs from entrance hall, cupboard and loft access (with fitted loft ladder)

#### Bedroom One

13' 6" x 9' 9"

Double glazed window to front aspect and radiator.

#### Bedroom Two

12' 9" x 8' 6"

Double glazed window to rear aspect, built in wardrobes and radiator.

#### Bedroom Three 9' 8" x 7' 3"

Double glazed window to rear aspect and radiator.

#### Bathroom

Double glazed obscure window to front aspect, WC, wash hand basin, bath with mixer tap and two shower attachments, tiled floor, tiled walls, extractor fan and radiator.

#### Outside

#### Front Garden

Part fenced enclosed, lawned frontage with some mature shrubs and path to front.

#### Rear Garden

Fully enclosed with fencing with rear gated access. decked seating area, lawned garden with raised borders.

PLEASE NOTE: CURRENT COUNCIL TAX BAND IS B.

