



01327 878926



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36 High St, Daventry NN11 4HU

# campbells

of Crick



3 Bedrooms | 2 Bathrooms | 1 Reception Rooms | Single Garage



## 25 CHURCH STREET

CRICK, NN6 7TP

- ✓ Three Double Bedrooms
- ✓ Large Lounge/Diner
- ✓ En-suite to Bedroom One
- ✓ Large Corner Plot In A Fantastic Position
- ✓ Plenty of Opportunity For Improvement
- ✓ Single Detached Garage and Large Driveway
- ✓ Downstairs Bathroom
- ✓ Study
- ✓ Private Gardens

This corner plot sits in a brilliant position in the centre of Crick village, surrounded by character properties, the local church and plenty of local amenities - you even have the local village Deli, Pickle and Pie, just across the road!

The property has been owned by the same family since it was built over 50 years ago and has been well loved and looked after for the last half a century, however they are now looking to move onto pastures new and it is time for someone else to come along and use this opportunity to put their own stamp on this wonderful property.

The property starts with a large driveway and single detached garage. The path from the drive then leads through the split front garden and the side garden. Following the path around the house and you also get to the spacious, private rear garden that also has an under-cover patio. You can really feel the benefit of having a corner plot from looking at these gardens.

Inside, through the porch, you are greeted with a large entrance hall with a cupboard. This leads to the kitchen, lounge/diner, bedroom three and family bathroom.

The kitchen is a great size with lots of cupboard and worktop space. There is another understairs cupboard in here as well as a back door leading to the rear garden. The kitchen also houses the oil boiler which is under 12 months old.

The lounge/diner is currently being used as a study, but the property was originally designed so that this room could have separate lounge area and dining areas. A very bright and spacious room because of the large UPVC windows.

The third bedroom which is downstairs is currently being used as a dining room but again, because of the downstairs bathroom, this room was originally intended as a bedroom.

Upstairs there are two further double bedrooms with bedroom one benefiting from an ensuite shower-room and a large wardrobe. There is also a study with built in cupboard space.

The property is just a short walk away from all the local amenities in the village including the local Co-Op, Post Office and a choice of three Pubs (The Wheatshaf, Royal Oak and The Red Lion). There is also the local Deli "Pickle and Pie" (who are currently doing a beautiful selection of take away snacks by the way!).

Crick offers the perfect village lifestyle with its many walks that are right on your doorstep; including Cracks Hill, Millennium Wood, and of course the beautiful Grand Union canal.

There is the ex-serviceman's club (Crick Club), which is a great place to have a drink too.

Crick also has many activity groups for the family, including Cubs and Scouts, football, cricket, cycling, drama and a local history group.

You can even go and see the guys down at 'Sweat', the local fitness centre which sits next to the local sports pavilion that has been updated in recent years.

The property sits within walking distance to Crick Primary School.

Crick is in the school catchment area for many local secondary schools including Guilsborough Academy, Ashlawn, Lawrence Sheriff and Rugby School.

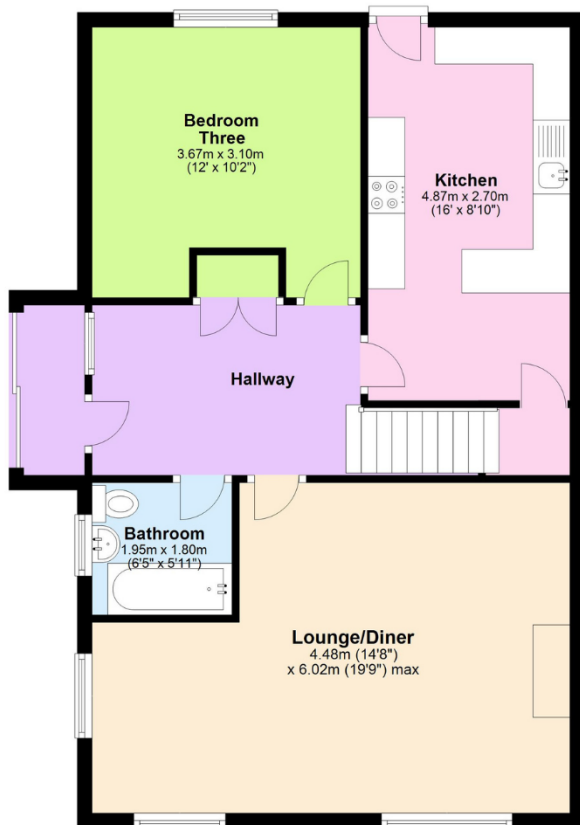
This really is an amazing opportunity to purchase a central village family home - one not to be missed!



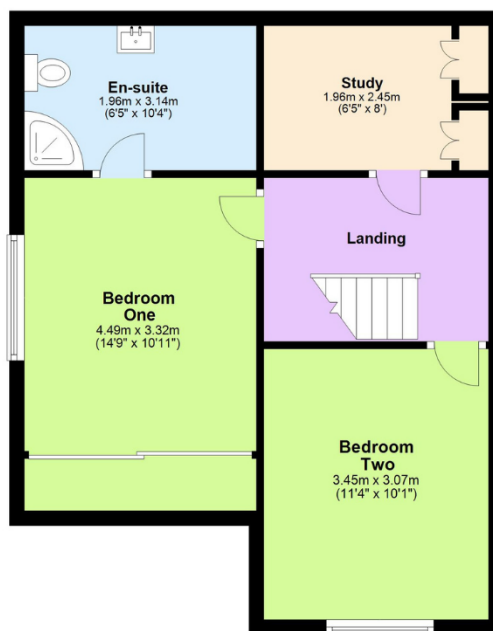
Council Tax: Band C

EPC Rating: Band F

### Ground Floor



### First Floor



**Disclaimer:** The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.