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2 James Watt Close, Daventry NN11 8RJ

campbells

of Daventry



2 Bedrooms | 2 Bathrooms | 1 Reception room | Off Road Parking



14 THE STOOK

DAVENTRY NN11 0SB

- ✓ Mains Gas Central Heating, UPVC Double Glazed Windows
- ✓ Popular Lang Farm Location
- ✓ Two Double Bedrooms
- ✓ Low Maintenance, Landscaped Rear Garden
- ✓ Downstairs WC/Cloakroom
- ✓ Off-Road Parking
- ✓ Close to Countryside Walks and Amenities
- ✓ En-suite to Bedroom One
- ✓ No Upper Chain

About the Property

This is a fantastic two-bedroom house situated on a quiet road on the popular Lang Farm development in Daventry. It is just a stone's throw from the open fields and grand union canal - one of the very few places you can live in Daventry with country walks on your doorstep. You would not expect to have such a countryside feel on a development, we are very lucky but don't forget, Lang Farm does sit right on the edge of Daventry. This is a brilliant opportunity for a first-time buyer, investor or someone looking for a 'bolt hole' and it is available with no upper chain. The main features of the property include gas central heating, off-road parking, a very spacious garden, two double bedrooms and an en-suite. The total square footage of the property is around 904 sqft/85 sqm. Which is quite generous for a two-bedroom property, in fact it is the same square footage as some three-bedroom properties. Downstairs, there is a large, bright, and spacious lounge with double French doors leading out to the mature, well-maintained garden, again, a very good size for a two-bedroom property. The separate kitchen has plenty of worktops and cupboard space. It is separated from the lounge by an entrance hallway that also has access leading to the downstairs cloakroom/WC. Upstairs there are two very good size double bedrooms and a family bathroom. Bedroom one is accompanied by an en-suite shower-room. Back to the outside you will be pleasantly surprised by the landscaped garden at the rear. The double doors from the lounge lead you to a paved area and wide steps to the right taking you to two further levels. A matured shrubbed area, followed by a decked area and green where you can catch some rays or unwind with a good book, or even your favourite tippie. Daventry Country Park, Drayton reservoir and the local amenities on Ashby Fields are all within reasonable walking distance, the Local Centre in Ashby Fields includes a Tesco Extra, Doctors Surgery, Pharmacy, Dentist, Fish and Chip Shop, Pre-school Playgroup, Primary School, and Family Restaurant/Pub.

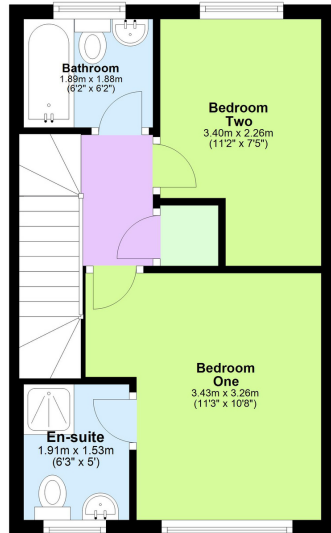
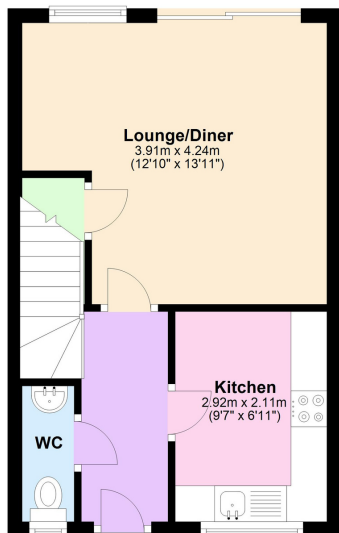


Council Tax: B

EPC Rating: E

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.