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2 James Watt Close, Daventry NN11 8RJ

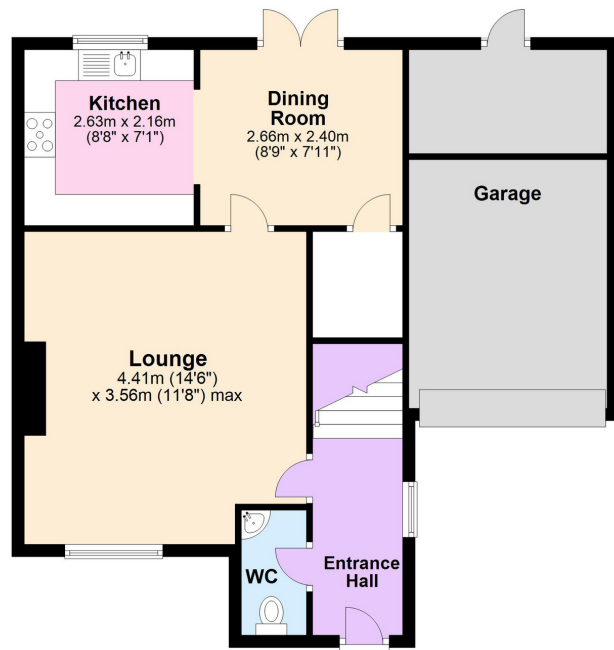
# campbells

of Daventry

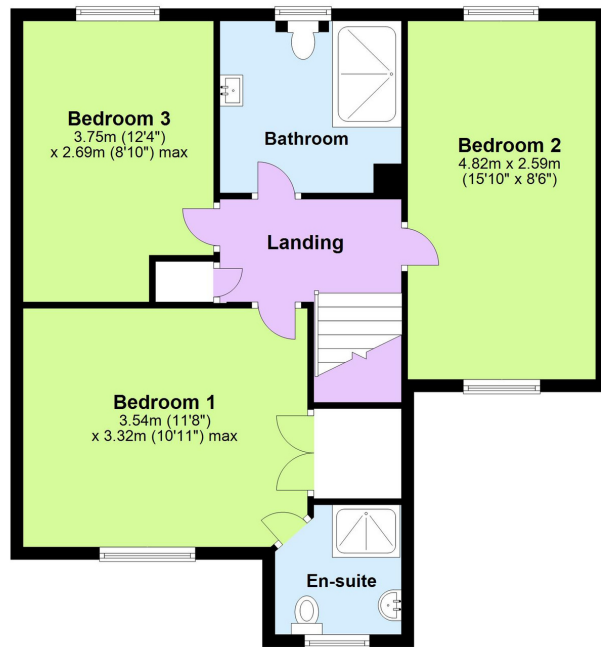


3 Bedrooms | 2 Bathrooms | 2 Reception Rooms | Garage

Ground Floor



First Floor



## LOCAL PROPERTY EXPERT STAN FRENCH

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My experiences with agencies & solicitors in the past have not been great, so when I found a house in lockdown that suited my budget and locality I approached Campbells with some trepidation. I need not have worried. From the start of my negotiations and referral to the Conveyancing Team, everything went very smoothly. Stan guided me through every obstacle (and there were a few) with respect and professionalism throughout. After completion I had a couple of grievances with the previous owner, and although Campbells weren't entirely responsible for this, Stan went out of his way to help until the situation was resolved. I would not hesitate to recommend Campbells and especially Stan who I hope is a valued member of your team in Daventry. Keep up the good work.. and give Stan a big pat on the back! He's a treasure you need to hang on to!

**Jilly Ward about Stan and the Campbells Team**



## 9 NIGHTINGALE CLOSE

DAVENTRY NN11 0GU

- ✔ Replaced Bathroom and Kitchen
- ✔ En-Suite to Bedroom One
- ✔ No Upper Chain
- ✔ Garage and Off Road Parking
- ✔ Three Bedroom House
- ✔ Quiet Location
- ✔ Sunny and Relaxing Garden
- ✔ Very Well Presented
- ✔ Detached

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.





**Sitting in one of the most popular developments in Daventry is this three-bedroom detached home, which has been improved to a good standard by the current owners.**

The property ticks a lot of boxes on most buyers lists. Including a single garage and driveway. A private and sunny rear garden, cul-de-sac location and most importantly, the property is available with no upper chain, what more could you want.

Internally to the ground floor the property has a bright lounge with feature fire surround. Kitchen/diner, tastefully decorated with a pop of colour, and lots of natural light from the French doors leading to the rear garden. Lastly you have the very handy downstairs cloakroom.

To the first floor there are three double bedrooms with an en-suite to bedroom one, and the family bathroom.

The property has been loved and maintained by the current owners, improvements and upgrades include the kitchen, bathroom, en-suite, boiler, windows and decorating throughout, this really needs to be viewed to be appreciated.

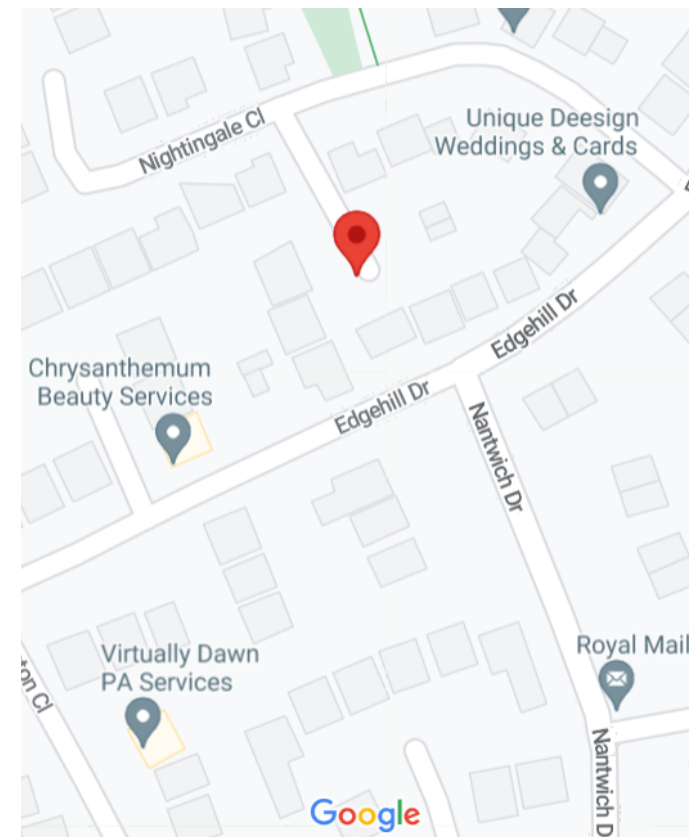
You can tell the owners have put a lot of time, effort and love into the rear garden. They have clearly enjoyed this great social space. With plenty of summer BBQs, and evenings spent unwinding in the sun after a long day at work. There is an area for every occasion/mood.

To the front you have a grass lawn, and off road parking as well as access to the garage and rear garden.



## LOCATION

Daventry Country Park, 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. The location of this property is fantastic, with lovely countryside walks not far away, and to get to the town centre it is only a short drive. Lang Farm has always been one of the popular developments in Daventry. If you need to commute, Daventry is a great central location being just a short drive from major road networks including the M1, M6, A5, A361 and the A45. The nearest railway station is Long Buckby which is only a few miles away with regular trains to London Euston and Birmingham New Street.



Council Tax: D

EPC: TBC

"The space the owners have created in the rear garden is just amazing - with a raised decked area for lounging, picnic bench under the pergola for a bit of al fresco dining. Truly is a nice addition to a beautiful house."

