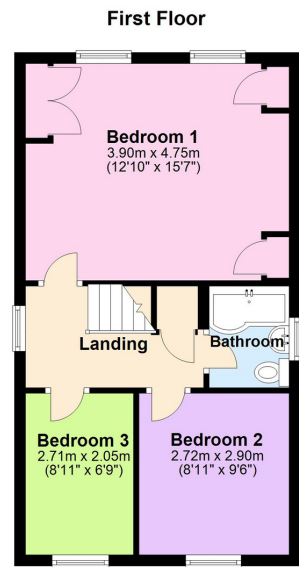
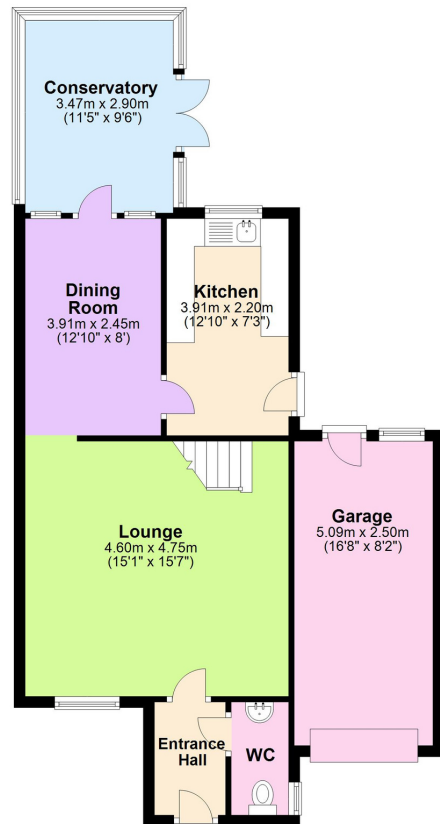




Ground Floor



 01327 878926
 www.campbell-online.co.uk
 2 James Watt Close, Daventry NN11 8RJ

campbells

of Braunston



3 Bedrooms | 1 Bathroom | 2 Reception Rooms | Garage



LOCAL PROPERTY EXPERT MARK HEYCOCK



 01327 878926

 07843 561288

 mark@campbell-online.co.uk

"We found Mark and the team at Campbells professional throughout the sale of our bungalow. Living abroad and not being on the ground, so to speak, we relied heavily on Mark to sort various things out for us. Nothing seemed to be too big or small for him to help with. We would recommend Campbells to anyone if they are thinking of selling a property."

June and David about Mark and our Daventry team.

42 GREENWAY

BRAUNSTON NN11 7JT

-  Single Garage With Electric Roller Door
-  Three Bedroom Detached
-  Ample Off Road Parking
-  Replaced Family Bathroom
-  Bright Spacious Lounge
-  Separate Dining Area
-  Great Sized Conservatory
-  Ground Floor Cloakroom
-  Private Rear Garden

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.



This well presented, three-bedroom, detached property with a great sized conservatory and a single garage, occupies a quiet elevated position, set back from the road.

The property which is well maintained would make an idea first purchase, offering lovely distant views across rolling countryside from the front of the property. Upon entering the accommodation consists of an entrance hallway, leading to a ground floor cloakroom with WC and a bright and welcoming lounge with a feature fireplace housing a wood burner. An open archway leads you into a nicely sized dining room with plenty of space to accommodate a full table and chairs. To the right you will find the kitchen which is fitted with plenty of storage space for white goods and offers access to a side patio area. Leading from the dining room you enter into the bright and spacious conservatory, which looks out on to the private rear garden. The addition of the conservatory gives this property some great extra family space or just a quiet private space to sit and enjoy a cuppa after a long day at work. There is also a door leading out into the garden. Additional benefits include oil-fired central heating to radiators and UPVC double windows and doors throughout.

On the first floor you will find three good sized bedrooms with distant countryside views from the front windows of bedroom two and three. The main bedroom is a really good size, being situated at the back of the property it enjoys the outlook over the rear garden. Lastly there is the family bathroom, comprising of a three piece suite which has recently been refitted, giving it a modern and bright feel. Outside to the rear is a private and sunny, south-facing garden with a large, paved patio area and a shaped lawn area. This property also has a paved patio area to the side which is totally private and a great place to sit and relax. There is also side gated access to the front of the property. There is a good size single garage with ample storage in the eaves, an electric roller door and a UPVC double glazed pedestrian door at the rear. To the front, you will find a large off-road parking area providing ample parking and an open-plan lawn. This property will make for a great family home in a great village, whether you are a first time buyer or looking to upsize or downsize.

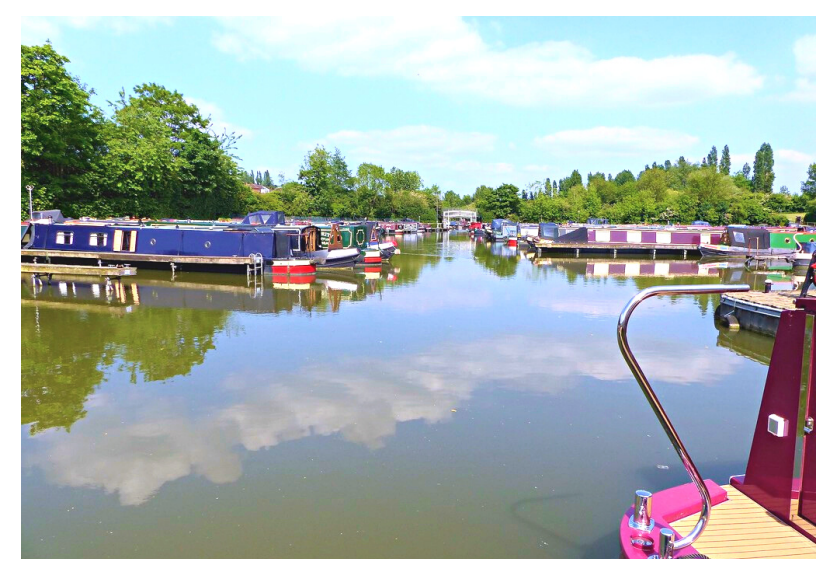


LOCATION

This very popular village is ideally located for easy access to the A45, A5, M1 and M6.

The village has a good community and is serviced by several village shops including a post office, butchers, several public houses, canal-side pubs & restaurants and a bus service.

The village playschool and primary school are highly regarded, and the Grand Union and Oxford Canals are well within walking distance. Braunston is also famous for its beautiful marina.



Council Tax: C

EPC : E

"This house sits in a lovely position and holds so much potential. It would be lovely to see the kitchen opened up into the dining area. The garden is completely private and a great place to sit out in an evening".