



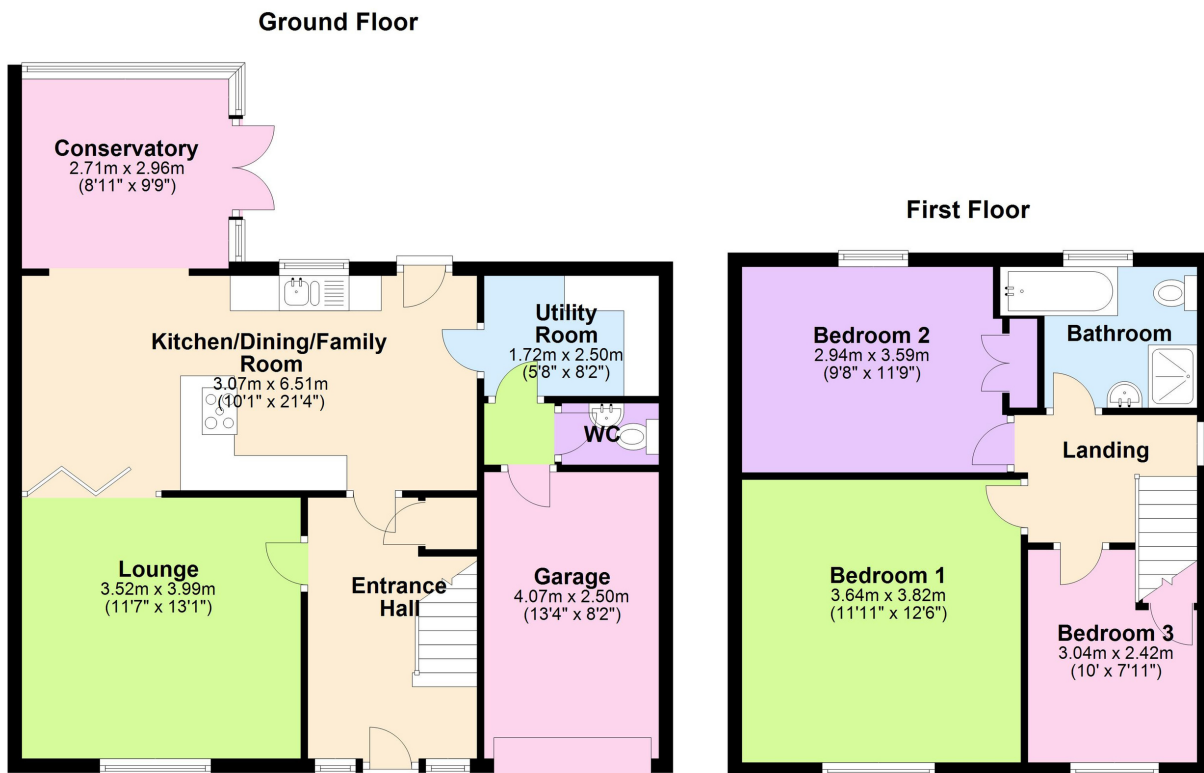
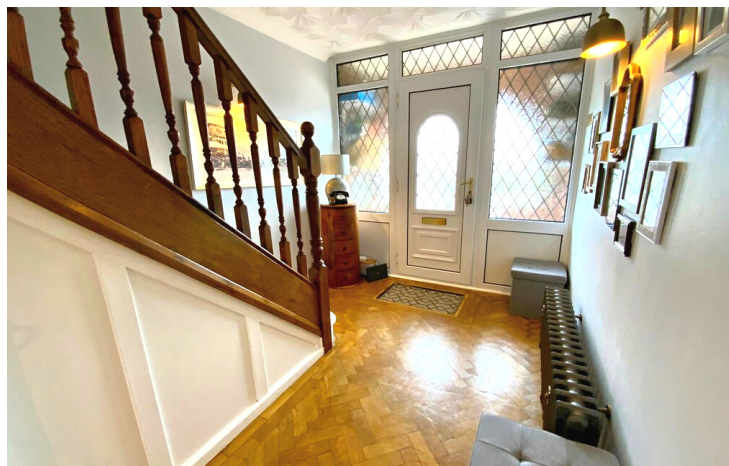
 01327 878926
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 2 James Watt Close, Daventry NN11 8RJ

campbells

of Daventry



3 Bedrooms | 1 Bathroom | 2 Reception Rooms | Garage



LOCAL PROPERTY EXPERT MARK HEYCOCK



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"The service we have received from Campbells Daventry Branch has been excellent. We had various valuations on our house from other estate agent but decided to go with Campbells because we found Mark to be so helpful, enthusiastic and approachable we immediately really liked him. The rest of the team have all also been fantastic."

Emily and Graham about Mark and our Daventry team.

15 INLANDS RISE

DAVENTRY NN11 4DQ

-  Ample Off Road Parking and Single Garage
-  Much Improved Open Plan Layout
-  Close to Daventry Town Centre
-  Bright Lounge With Glazed Bi-folding Doors
-  Replaced Modern Kitchen/Diner
-  Replaced Family Bathroom
-  Great Sized Private Rear Garden
-  Separate WC and Utility Room
-  Conservatory

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 much improved three bedroom semi-detached property for sale in Daventry has a modern "Open Plan" layout, a great size rear garden, off road parking and a single garage

'Inlands Rise' as the name suggests, is set within a lovely, elevated position with good views across to Borough Hill from the front door and this property is within easy walking distance of a green area, Daventry Town Centre, and Danetre Hospital. This property has been well-maintained. Greeted with a large spacious entrance hallway with original parquet flooring really sets the scene of what to expect. The ground floor space has been much improved with its open plan layout to the rear creating a fantastic kitchen/diner/family room. The kitchen itself has been replaced and incorporates a breakfast bar. There is also a fixed dining area and a family area. From here you are lead into the lounge area which has a feature fireplace and glazed bi-folding doors separating the two spaces. Off from the kitchen/dinner/family room you have the addition of a conservatory offering a very useful second reception room.

This much improved floor plan also offers a useful utility room, a downstairs WC cloakroom and a personal door giving internal access into the single garage. On the first floor a bright landing leads you to a replaced family bathroom with four piece suite and three good sized bedrooms - with the main bedroom benefitting from plenty of built in wardrobe space. This property also benefits from Upvc double glazing throughout and a replaced combi boiler. At the front of the property there is a large block paved driveway offering ample off road parking forward of the single garage and side gated access to the rear. To the rear of the property, you will find a great sized private and sunny rear garden with a paved BBQ area, steps lead up to a raised lawn area and two further block paved patio areas, both areas catch plenty of sunshine throughout the day and long into the evenings. This will make for a lovely family home or even ideal if you are looking to downsize.



LOCATION

Daventry is within the picturesque county of Northamptonshire and offers a convenient but quiet location for commuting. It is close to all major road networks and only a short drive from Long Buckby railway station, which offers direct routes to Birmingham, Northampton, and London Euston in less than 1 hour.

This location provides the perfect opportunity for its residents to enjoy a combination of town and country living and plentiful opportunities to support a high quality of life and a healthy lifestyle with Daventry Town Centre, Daventry Town Park, and Daventry Country Park all within reasonable walking distance.



Council Tax: C

EPC : TBC

"The downstairs layout of this house is great, it just circulates round and every room and area just makes sense. the bedrooms are a good size, gardens well matured but manageable with its patio areas. Its a fabulous find and just on the boundary of town its a great location with the green backing onto it".

