



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

campbells

of Braunston












4 Bedrooms | 2 Bathrooms | 2 Reception Rooms | Garage



5 SANDERS CLOSE

BRAUNSTON, NN11 7JW

-  Private Rear Garden with Views Over Farmland
-  Single Garage and Ample Off-Road Parking
-  Popular Cul-De-Sac Location in Braunston
-  Lounge and a Separate Dining Room
-  Lovely Conservatory with Rural Views
-  Four Bedroom Detached
-  En-suite To The Main Bedroom
-  Fitted Kitchen and a Large Utility Room
-  Cloakroom

LOCAL PROPERTY EXPERT MARK HEYCOCK

 01327 878926

 07843 561288

 mark@campbell-online.co.uk

Mark was great. Very patient and went above and beyond to ensure any issues that arose were resolved. Always available for a phone call. Very professional, yet took a personal interest. Highly recommended

NAME: Martin, Braunston - 12th July 2023

ABOUT: Mark



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.



LOCATION

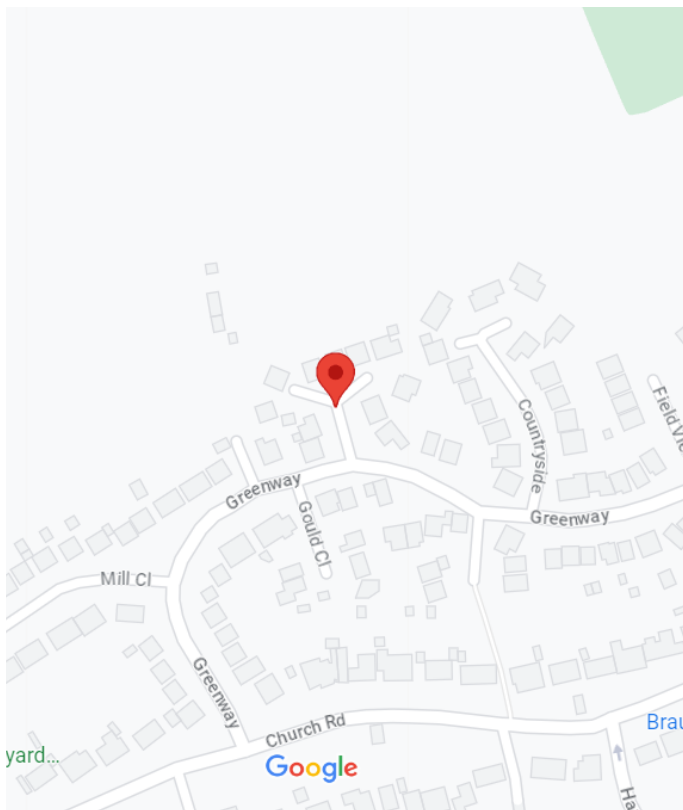
The Oxford and Grand Union canals are clearly a feature of this Village along with the busy Marina - you must take a walk along the canal if you have never been there, as it is stunning with rolling countryside surrounding the village, making Braunston the perfect place to live. Commuting is made easy as the A45 and A5 are only a few minutes away leading to the main motorways - the M1 is only fifteen minutes away. If you need a train, Rugby Station (6 miles) and Long Buckby Station (5 miles) provide excellent services - you can catch a fast train to London Euston in under an hour!



This well-presented, four-bedroom, detached property for sale in Braunston is located on a generous plot and benefits from lovely rural views at the rear.

The property is situated on the very edge of Braunston Village, yet just a short walk to the Village Butchers, Village Shop with Post Office; Tea Room, three Public Houses, Hair Salon and Fish and Chip Shop. The accommodation consists of a bright and welcoming entrance hallway, cloakroom and a good-sized lounge with a recently replaced electric fire in a feature fireplace (ideal for those cold winter evenings.) Folding double doors then lead you into a bright dining room with plenty of space for a dining room table and chairs. The dining room allows access into a nice conservatory with lovely views across the rolling Northamptonshire countryside and the farmland to the rear - this is a great place to chill with a glass of wine in the evening. The kitchen is bright and spacious and has plenty of storage. From the kitchen you access a good sized useful utility room with ample space for a large fridge/freezer, dishwasher and washing machine - you will also find the floor mounted Oil boiler.

On the first floor there is a replaced family bathroom with a jacuzzi bath and four great sized bedrooms. The main bedroom benefits from built-in double wardrobes and ensuite facilities. Outside, the front garden has been block-paved providing a low-maintenance frontage with ample off-road parking. To the side of the property is a single garage with an up and over door, side pedestrian door and power and lighting connected. To the rear and side of the property are mature private gardens which really capture the sunshine. The garden is a fantastic size and wraps around the side of the property offering plenty of further potential. It is mainly laid to lawn with shrub borders and a patio area which overlooks the garden and the farmland to the rear. Additional benefits include Oil-fired central heating and UPVC double glazing throughout.



Council Tax: Band E EPC: Rating D

"This well-presented, four-bedroom, detached property for sale in Braunston is located on a generous plot, on the very edge of this popular village, it has lovely views across the rolling Northamptonshire countryside and the farmland to the rear, we are sure this property will not disappoint."

