



 01327 878926
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 2 James Watt Close, Daventry NN11 8RJ

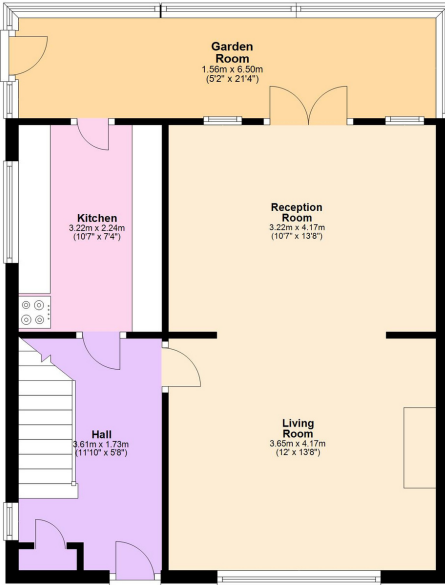
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of Long Buckby

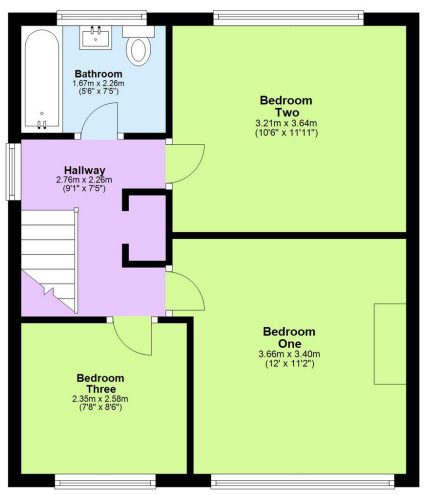


3 Bedrooms | 1 Bathroom | 2 Reception Rooms | Garage

Ground Floor












First Floor



19 RECTORY CLOSE

CRICK, NN6 7SY

-  Walking Distance To Crick Primary School And Nursery
-  Friendly And Popular Village Location Of Crick
-  Three Bedroom Semi-Detached Property
-  Two Minute Walk To All Local Amenities
-  Extensive Plot And Private Garden
-  Opportunity For Extension
-  Driveway And Detached Garage
-  Utility Area/Lean-To
-  Replaced Bathroom

LOCAL PROPERTY EXPERT JAMIE CAMPBELL



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It has been a pleasure dealing with Jamie and Sian at Campbells. Nothing was too much effort and the team went over and above to ensure that my house sale was stress free. I can't recommend Campbells highly enough for anyone looking to sell their home. Thank you Campbells for all your sterling efforts.

NAME: Paula, NN11, 13th April 2023
ABOUT: Jamie and Sian

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.



Three Bedroom Semi-Detached Property, For Sale in Crick, Northamptonshire.

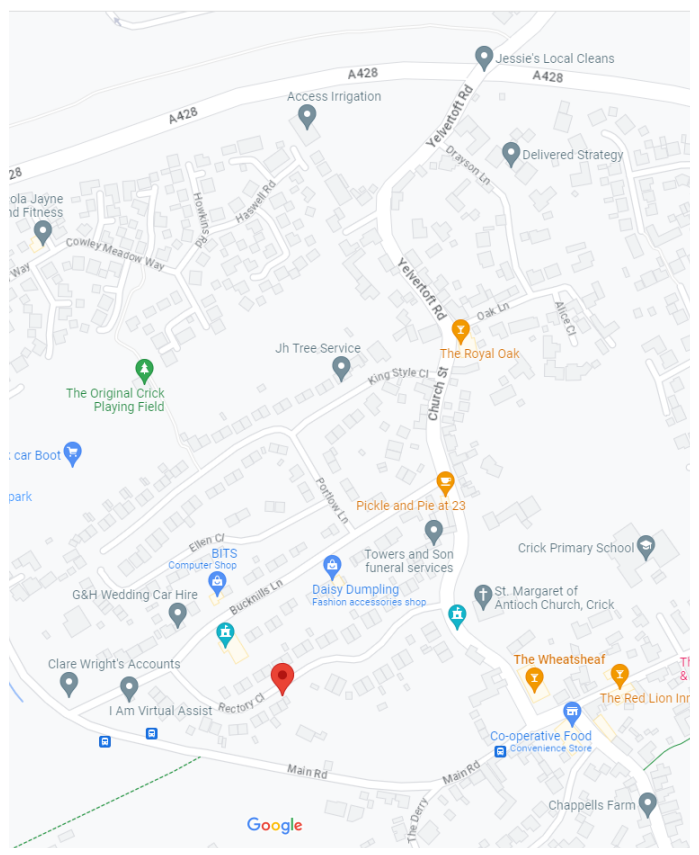
Offering a unique blend of charm, endless potential and settled on a sizeable plot in the highly sought-after and friendly village of Crick, this home presents an exceptional opportunity to buy a house near the village centre with a sizeable garden, driveway and detached garage. Another important note is that this property has Planning Permission granted/approved for 'Construction of two storey side extension' which can be found on the West Northamptonshire Council Planning and Building Control Registers by searching for the application number WND/2021/0944. If you get stuck then just ask us. We have supplied some plans and artists impressions at the end of the pictures that were supplied with this application. You can really see the potential for this property through these plans so it is well worth taking a look. Rectory Close offers a driveway and detached garage, ensuring ample space for parking and storage.

Step inside, and you'll be greeted by a favourable layout that maximises natural light and provides a welcoming ambiance. The rest of the property has been much improved, leaving the kitchen (which is arguably in very good condition) that you may wish to put your own stamp on and change. Downstairs has two sizeable reception rooms to the front and rear. Furthermore, the property features a convenient utility area/lean-to, providing additional space for washing and storage. Upstairs, the bathroom has been tastefully replaced and there are two double bedrooms as well as a large single. With the advantage of no upper chain and being an empty property, you can move in seamlessly and start creating your dream home immediately. Don't miss out on this opportunity to secure a unique property in the highly desirable village of Crick.



LOCATION

Crick offers the perfect village lifestyle with its many walks right on your doorstep, including Crack's Hill, Millennium Wood and of course the beautiful Grand Union Canal. You also have a local Co-op, Post Office and a choice of three pubs (The Wheatsheaf, Royal Oak, and The Red Lion - all within walking distance,) also there is the Ex-Servicemen's Club (Crick Club) which is a great place to have a drink. Pickle and Pie, the local deli does a fantastic range of breakfasts and lunches to eat in or take away - perfect if you're working from home and want to nip somewhere for a coffee and a sandwich (their Scotch eggs are amazing too by the way.) Crick also has many activity groups for the family including Cubs and Scouts, football, cricket, cycling and a local history group. A lot of families move into Crick because it is a family friendly village and the surrounding schools are a huge attraction. Crick primary school is a short, safe walk away and there are many secondary schools within a few miles. Most children of secondary age in the village attend Guilsborough school; however, the two highly regarded, grammar schools, Lawrence Sheriff and Rugby High, are accessible through the eleven-plus examination, and there are further State-funded alternatives including Ashlawn in Hillmorton and the new secondary school at Houlton, to say nothing of the world famous, fee-paying Rugby School. Crick is served by an excellent road network, being located within a couple of miles of Junction 18 on the M1 and only a few miles further from the M6 and the A14. Stations at Rugby and Long Buckby are both approximately seven miles away, they offer first-rate rail links to London and Birmingham, and there are plans for the eventual construction of a new station at Houlton, the new town that is being built three miles away between Rugby and Crick.



Council Tax: Band C EPC: Rating D

"Without a doubt, the stand-out feature of this property is its spacious and private garden, providing an idyllic retreat for relaxation and outdoor activities. Imagine enjoying summer barbecues with family and friends or simply unwinding in your own spacious garden."

