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2 James Watt Close, Daventry NN11 8RJ

**campbells**  
of Clifton Upon Dunsmore



4 Bedrooms | 1 Bathroom | 2 Reception Rooms | Garage



**LOCAL PROPERTY EXPERT CLARE BONWICK**



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Clare has been with us through a very long journey involving lots of hurdles and hiccups along the way. Her support and understanding was invaluable, as was her help in the final stages to ensure we all crossed the line on time.

**NAME:** Mrs W, Rugby - 12th September 2023  
**ABOUT:** Clare

**22 WATLING CRESCENT**

CLIFTON-UPON-DUNSMORE, CV23 0AH

- ✓ Two Double First Floor Bedrooms and Two Further Ground Floor Bedrooms
- ✓ Garage with Electric Door and Driveway for Several Cars
- ✓ Dual Aspect Lounge with French Doors to Garden
- ✓ Plot of Approx. 0.44 Acres (1,788.00 Sq.M.)
- ✓ Utility Room with WC and Potential Shower Area
- ✓ Additional Sitting Room and Dog Grooming Room
- ✓ Generous Kitchen Dining Room
- ✓ Being sold with NO UPPER CHAIN
- ✓ Ground Floor Bedroom

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 semi detached property is tucked away at the end of a lane, that you'd be forgiven for not knowing is there!**

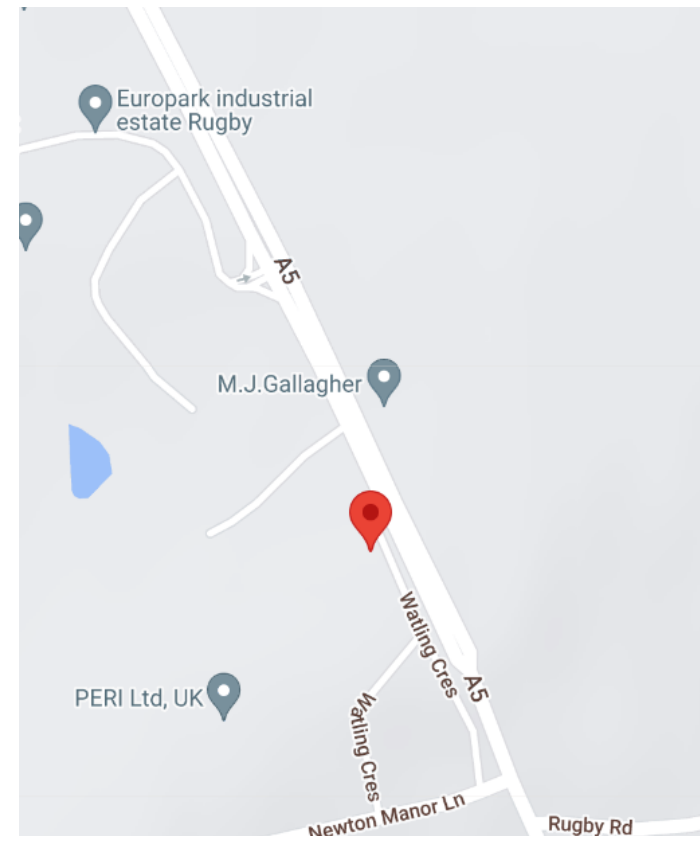
Offering two double bedrooms to the first floor and two more potential bedrooms to the ground floor, there is plenty of versatile accommodation in this property. What is most impressive, of course, is the size of the garden! Just take a look at the pictures! With a plot size believed to be approx. 0.44 acres, if you've ever wanted to have 'The Good Life' kind of lifestyle, there's plenty of space to grow your own produce, keep some chickens maybe or do whatever else you fancy here. The garden was certainly one of the factors that drew the current owners to buying this property. Being an animal lover and having had several dogs here, it gave them a great space for the dogs to run around safely, especially in the knowledge that there is a secure 6ft perimeter fence that surrounds the garden. "There is plenty of bird life here. We commonly see everything from small garden birds and goldfinches through to kestrels, buzzards and red kites not to mention the occasional visit from a barn owl." But let me tell you also about the inside. Once entering from the front porch, you have a bright hallway which all the accommodation leads off from. To the left you have a dual aspect Lounge with French doors overlooking the garden and to the right a generous sized Kitchen Dining room which is really is the hub of the house. The property has been extended beyond the Kitchen area, where you have a collection of rooms that could really be reconfigured to suit your own family's requirements and needs.

A second sitting room, along with the room to the rear that is referred to here as the 'Dog Grooming Room', (you'll know why if you've already checked out the pictures!) offers a great space to play around with. The two ground floor bedrooms can be accessed from here too. One of which would make a very useful office space, and the other is a useful double bedroom for maybe a family member requiring more accessible accommodation, particularly as there is a downstairs bathroom to support this. A useful Utility Room has been partly converted to accommodate an additional downstairs toilet along with a shower cubicle space that has been created, but this will need finishing off. Now it's fair to say this property does need some work, but the footprint here is really pretty good! I feel it easily offers the opportunity for further extensions and alterations, which would be complimented by the overall plot size and facilities. A detached garage has been built in more recent years, offering access from the garden and has a remote control operated electric door to the front. The front garden has been made over to hard standing, so there is plenty of room for parking and the storage of caravans, campervans etc should you need to. The property further benefits from double glazing and a gas fired central heating system with a combination boiler. This property is being sold with NO UPPER CHAIN' and if it sounds like somewhere that you could make home, please give the friendly team at Campbells a call and we'll be happy to arrange a viewing for you. **\*\*PLEASE NOTE: This property is served by a Septic Tank and LPG Gas and DOES NOT have access to mains drainage or mains gas, being in this rural location\*\***



**LOCATION**

Situated close to the A5 and M1 and just a few miles from the station, this property offers the commuter great access to the road and rail network, yet being on the border of Warwickshire, Northamptonshire and Leicestershire you have lots of lovely countryside and villages all around you.



Council Tax: Band D EPC: Rating F

"There is plenty of bird life here. We commonly see everything from small garden birds and goldfinches through to kestrels, buzzards and red kites not to mention the occasional visit from a barn owl."