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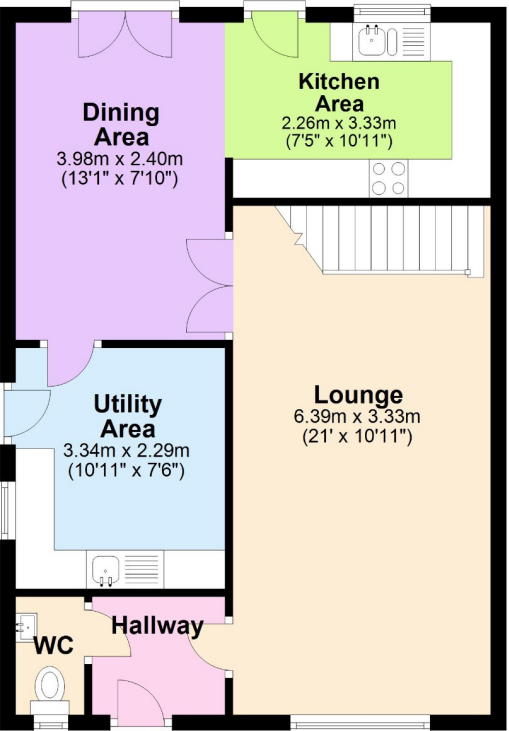
campbells

of Braunston

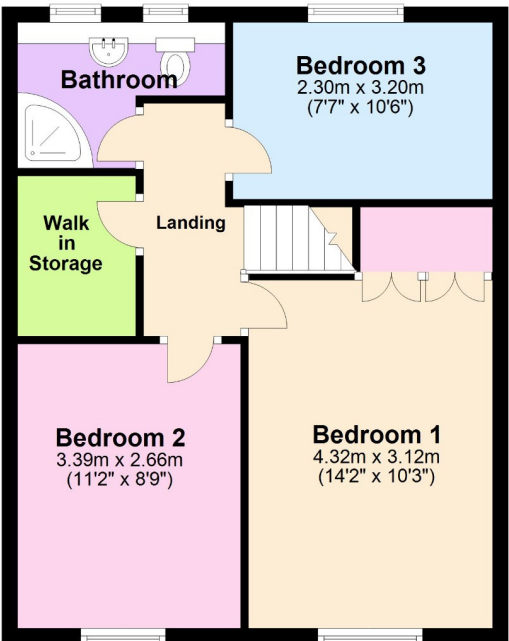


3 Bedrooms | 1 Bathroom | 2 Reception Room | Garage

Ground Floor



First Floor



LOCAL PROPERTY EXPERT MARK HEYCOCK



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"It's such a big decision when you decide to move house and then making the choice on who to choose! So when we called Campbells and spoke to Mark we were ready to take that step, the service and communication with them has been superior and we would have no hesitations in recommending him and Campbells to friends and family."

NAME: Debra, Braunston - 6th October, 2023
ABOUT: Mark



32 GREENWAY

BRAUNSTON, NN11 7JT

-  Private Low Maintenance Rear Garden
-  Lounge With A Multi Fuel Burner
-  Recently Installed Solar Panels
-  Oil Fired Central Heating
-  Open Plan Kitchen / Diner
-  Ample Off Road Parking
-  Large Utility Room
-  Ground Floor Cloakroom
-  Three Bedrooms

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 nicely-presented, three-double bedroom, detached property occupies an elevated position which is set back from a quiet road, on the edge of the sought-after village of Braunston.

In brief, the accommodation consists of a entrance hallway leading to a modern cloakroom and a bright and welcoming lounge with a lovely multi-fuel burner in a feature fireplace being the focal point, glazed double doors then lead you into a nice-size dining area which has French double doors into a private low maintenance stepped and landscaped rear garden. The kitchen, which is open plan from the dining room was replaced a number of years ago is compact and very well laid out, also offers access into the rear garden. On the first floor you will find three double bedrooms, a large walk-in wardrobe on the landing and a replaced family shower room.

This property also benefits from oil-fired central heating to radiators and UPVC double windows, the recent addition of solar panels, offer a great economic benefit and having significantly reduced the energy bills. Outside to the rear is a landscaped, private & sunny, south-facing garden which is very low maintenance. The paved patio area which is partly covered also has outdoor lighting and is a great place to sit and enjoy a glass of wine on those warm summer evenings. Being south facing the rear garden is a real sun trap so the addition of a fold away awning over the patio area offers some welcome shade should it get to warm. This property also has access to the front of the property from both sides. At the front, you will find a sizeable, shaped block paved off-road parking area providing parking for multiple vehicles, there is also a small open plan lawn area.



LOCATION

The popular village of Braunston retains a great community spirit and there is always plenty going on within the village and the local area. The local amenities are just a few minutes' walk away and include a supermarket, Post Office, fish and chip shop, garage, butcher, hairdresser, and the village primary school. The village also boasts several pubs in the village and canal side, there is also a church. The village is located on a ridge overlooking the canal system and is well known for the junction between the Oxford and the Grand Union Canal and the busy Braunston Marina. The village has thrived on the canal trade for over 150 years. Firstly, transporting goods from the Midlands to London. It is now a centre for leisure activities and boasts by far the busiest stretch of canal system anywhere in the country. If you have never walked along the towpaths, the scenery is stunning, surrounded by the rolling countryside which surrounds the village making Braunston the perfect place to live. If your work involves commuting the nearby A45, A5, M1 and M6, are easy accessible from the village and the local towns are Daventry and Rugby. If you need a rail link, Rugby (6 miles) and Long Buckby (5 miles) provide excellent services - you can catch a fast train to London Euston in under an hour.



Council Tax: Band C EPC: Rating D

“Over recent years this property has been greatly improved. These improvements include a replaced kitchen, replaced shower room along with a garage conversion which has provided a useful utility room and a ground floor cloakroom.”