



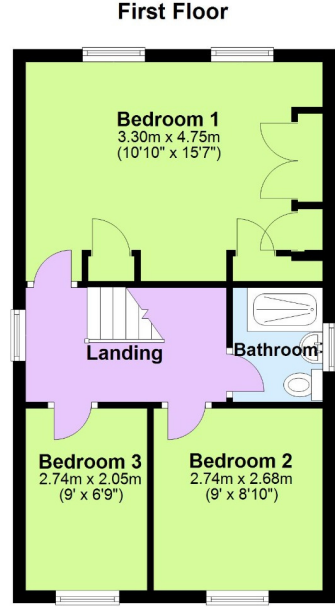
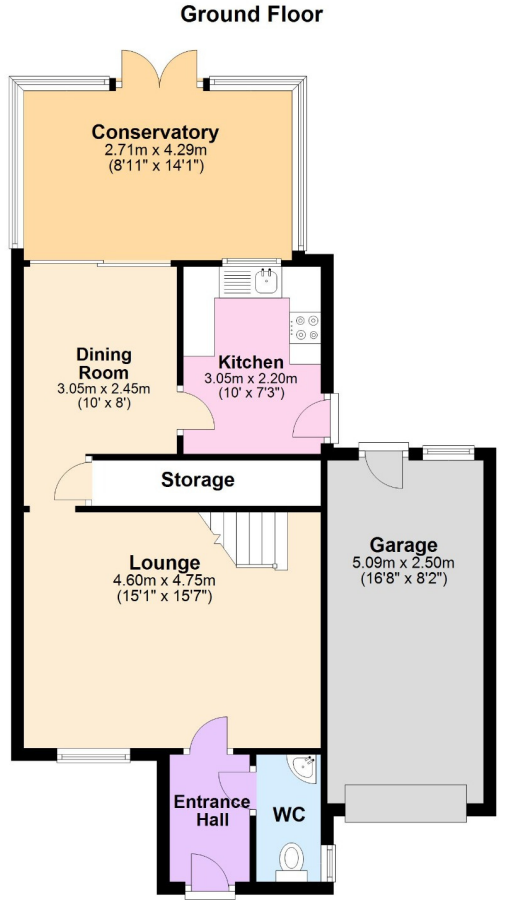
 01327 878926
 www.campbell-online.co.uk
 2 James Watt Close, Daventry NN11 8RJ

campbells

of Braunston



3 Bedrooms | 1 Bathroom | 1 Reception Room | Garage



LOCAL PROPERTY EXPERT MARK HEYCOCK



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Campbells have now sold two properties for us and we wouldn't use any other agent! Mark and all the team are absolutely excellent kept us updated throughout the entire process, always so helpful and nothing was too much trouble. We cannot recommend them highly enough. Massive thanks especially to Mark for all his help and support!

NAME: Graham, NN11 - 7th December 2023
ABOUT: Mark

28 GREENWAY

BRAUNSTON, NN11 7JT

-  Three Great Sized Bedrooms
-  Separate Reception Rooms
-  South Facing Garden
-  Ground Floor Cloakroom
-  Detached Village Property
-  Off Road Parking
-  No Upper Chain
-  Quiet Location
-  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 well presented, three-bedroom, detached property with a great sized conservatory and a single garage, occupies a quiet elevated position, set back from the road in the sought-after village of Braunston

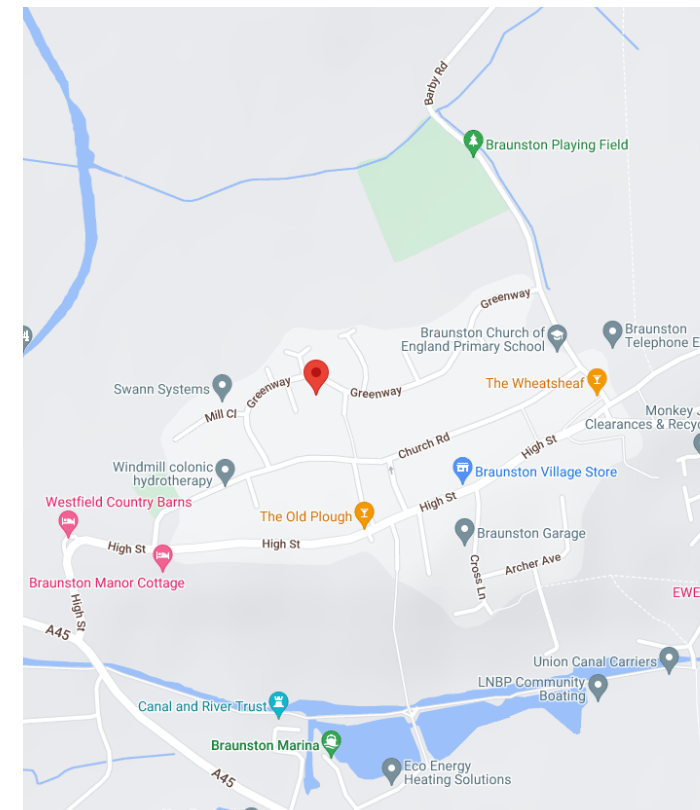
The property, which is well maintained would make an ideal first purchase, offering lovely distant views across rolling countryside and the Oxford Canal from the front first floor windows. Upon entering, the accommodation consists of an entrance hallway, leading to a ground floor cloakroom and a bright and welcoming lounge with a feature brick fireplace, a doorway leads you into a nice sized dining room with plenty of space to accommodate a dining table and chairs. The dining area offers access into a great sized conservatory and the kitchen which is fitted with plenty of storage space for white goods and offers access to a side patio area. The addition of the conservatory gives this property some great extra family space or just a quiet private space to sit and enjoy a cuppa after a long day at work. There is also a door leading out into the garden. Additional benefits include solar panels which provide electricity for the property and photovoltaic panels which provides hot water.

There is also oil-fired central heating to radiators and UPVC double glazed windows and doors throughout. On the first floor you will find three good sized bedrooms with lovely distant views across rolling countryside and the Oxford Canal from windows of bedroom two and three. The main bedroom is a really good size, being situated at the back of the property it enjoys the outlook over the rear garden. Lastly there is the family bathroom, comprising of a three piece suite which has been well maintained giving it a modern and bright feel. This property also has a paved patio area to the side which is totally private and a great place to sit and relax. There is also side gated access to the front of the property. There is a good size single garage with ample storage in the eaves, and a UPVC double glazed pedestrian door at the front and rear. To the front, you will find a large off-road parking area providing ample parking and an open-plan lawn.



LOCATION

This very popular village is ideally located for easy access to the A45, A5, M1 and M6. The village has a good community and is serviced by several village shops including a Post Office, butcher, several public houses, canal-side pubs & restaurants and a bus service. The village playschool and primary school are highly regarded, and the Grand Union and Oxford Canals are well within walking distance. Braunston is also famous for its beautiful marina.



Council Tax: Band: C EPC: Rating TBC

“This property will make for a great family home in a great village.”