



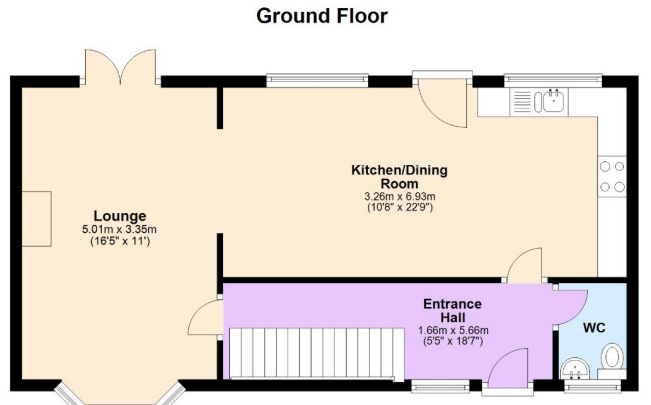
 01327 878926
 www.campbell-online.co.uk
 2 James Watt Close, Daventry NN11 8RJ

campbells

of Daventry



4 Bedrooms | 2 Bathrooms | 1 Reception Room | Garage





LOCAL PROPERTY EXPERT RHIAN HANDLEY

Very helpful from start to finish.

We were buying through Campbells but they still kept us informed throughout, helping with our queries and responding quickly.

Would recommend them if you are looking to sell, as they help you as the seller and your buyer through the entire purchase!

 01327 878926

 07842 743 406










 rhian@campbell-online.co.uk

NAME: Paul, Daventry
ABOUT: Campbells



20 LIVINGSTONE ROAD

DAVENTRY, NN11 0RG

-  En-suite Shower To Main Bedroom
-  Popular Ashby Fields Development
-  Newly Installed EV Charging Point
-  Great Location For Commuters
-  Access To Garage From Garden
-  Off Road Parking To Front And Rear
-  Open Plan Kitchen/Diner
-  Close to Local Amenities
-  No Upper Chain

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.



In the popular Ashby Fields area, this homely four bedroom detached house with a wide range of features that make it the perfect family home; with No Upper Chain, this property is ready and waiting for you to make it your own.

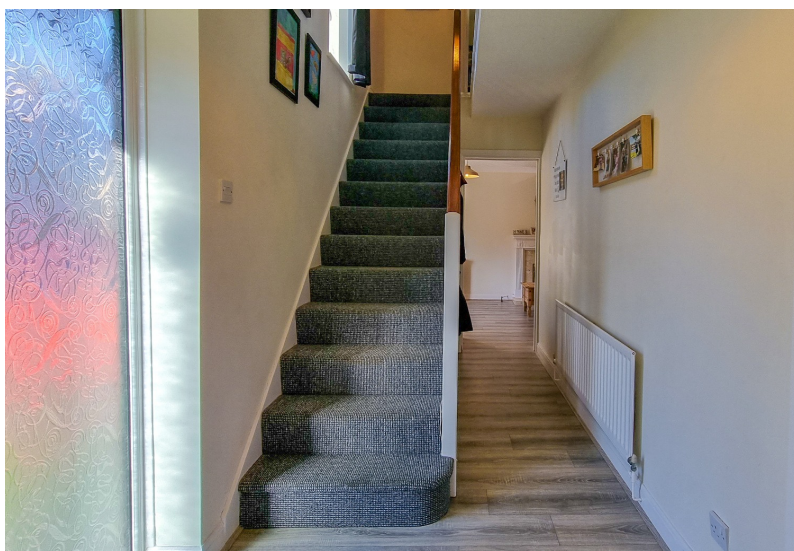
Sitting in a desirable cul-de-sac location, the house not only offers a peaceful neighbourhood but also provides convenient access to essential amenities, schools, and transportation links, with only a short walk to Daventry Town Centre. The living spaces are flooded with natural light, creating an inviting atmosphere throughout. The open plan kitchen/diner also features modern appliances and ample counter space. Stepping into the hall, the luxury vinyl laminate flooring is throughout the downstairs living space, with additional vinyl flooring underfoot, the low-level flush WC and wash basin to the right of the entrance hall. The property features UPVC double glazed windows throughout. Into the lounge, the natural light streams through the bay window at the front. French doors extend an invitation to the rear garden, while an open fireplace with an Adam style mantel, marble hearth, and backplate adds a touch of elegance. The kitchen/diner is a culinary haven, highlighting a range of wall-mounted and base level units with sleek roll top work surfaces.

The polycarbonate sink, gas hob, and electric oven are practically accented, creating a perfect blend of form and function. The main bedroom, features a window overlooking the rear garden, there is plenty of space for storage and an archway that leads to the en-suite shower room with a basin. Bedroom two, being a double room offers the light and the view of the garden with enough space for wardrobes. Bedrooms three and four would be great to use for guest rooms with versatile use of space; whatever you decide, bedroom four is currently being used as a study. One of the standout features of this property is the enclosed private rear garden, offering relaxation and entertainment for guests. Imagine summer barbecues, family gatherings, or simply unwinding in your own time. Additionally, the property comes with parking both to the front and rear, ensuring convenience for you and your guests. The convenience extends further with a single garage that provides not only secure parking but also direct access to and from the garden, making it easy to bring in groceries. Conveniently, the property also provides a brand new EV charging point at the front of the property.



LOCATION

A little bit more on the location itself, Daventry Country Park and the local centre on Ashby Fields are all within reasonable walking distance. The Local Centre in Ashby Fields includes a Tesco Extra, Doctors' Surgery, Pharmacy, Dentist, Fish and Chip Shop, Pre-school Playgroup, Primary School and Family Restaurant/Pub. If you need to commute, Daventry is a great central location being just a short drive from major road networks including the M1, M6, A5, A361 and the A45. The nearest railway station is Long Buckby which is only a few miles away with regular trains to London/Euston and Birmingham/New Street.



Council Tax: Band D EPC: Rating C

“As you step inside this property, you'll be greeted by a spacious and thoughtfully designed interior.”