



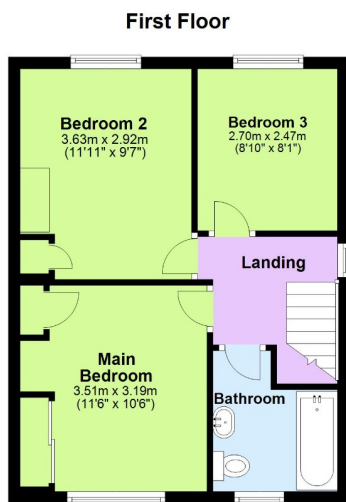
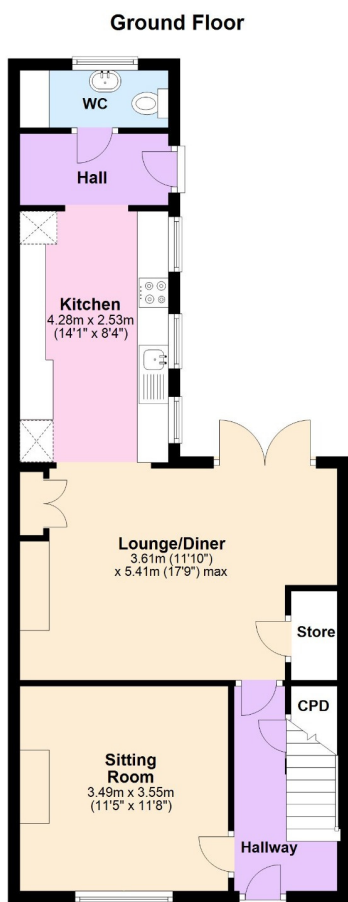
3 Bedrooms | 1 Bathroom | 2 Reception Rooms | No Onward Chain



11 BELL LANE

BYFIELD, NN11 6US

- ✓ Three Double Bedrooms
 - ✓ Spacious Lounge/Diner
 - ✓ Fabulous Fitted Kitchen
 - ✓ Friendly Village Location
 - ✓ Lots Of Period Features
 - ✓ Off Road Parking Spaces
 - ✓ Sitting Room With Open Fire
 - ✓ Great Garden Shed
 - ✓ Enclosed Rear Garden



LOCAL PROPERTY EXPERT JEREMY TAYLOR



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Jeremy was amazing. Every curve ball that came up via our solicitor, he was the one that would reach out to all parties to remove the blockers.

We would probably have pulled out of the sale if it weren't for him. I would definitely use Campbells in the future and insist on having Jeremy in our corner.

Kate, NN11 - 11th January
about Jeremy

BY: Kate, NN11 - 11th January 2024
ABOUT: Jeremy

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 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 beautifully presented three bedroom semi detached property is located in the heart of the popular West Northamptonshire village of Byfield and is available to purchase with No Onward Chain.

You will immediately be struck by the character that this property has to offer as you enter it via the front door into the welcoming hallway adorned with original tile flooring. Taking the door immediately to your left will lead you into the charming sitting room, with a lovely open fireplace as the centre piece. It's easy to envisage just how cosy this room will be in the depths of winter. Going back to the hallway will lead you to the rear of the property, which has so much to offer. The spacious lounge diner is the perfect room for everyday living and with glazed double doors opening onto the south facing rear garden, this room is flooded with natural daylight. There is ample space for a dining table and also sofas and chairs, whilst to the right of the chimney breast you will discover a double height fitted cupboard, providing some very handy storage space. A lot of thought has gone in to maximising every square inch of this property and this is highlighted by the under stairs cupboard located in the corner of the lounge/diner. This little room has power and light and is equipped with a work top to provide a useful place to sit with your laptop or conversely to be used as more great storage space. An opening from the lounge area takes you through to the modern fitted kitchen. Three windows, providing an outlook over the patio area, ensures plenty of natural daylight. The kitchen boasts a wide array of integrated appliances together with fitted floor and wall units and a natural wood worktop. If you enjoy an occasional glass of wine, you will be delighted by the neatly fitted floor to ceiling wine rack at the far end of the kitchen. Adjacent to the kitchen is a rear hall with lots of space to hang coats and to kick off muddy shoes and with a back door leading out to the garden and patio area. Completing the fantastic downstairs accommodation is a downstairs WC that doubles up as a mini utility room, with power and plumbing to fit a washing machine and stack a tumble dryer on top. Taking the stairs to the first floor, you will discover three double bedrooms and a three piece family bathroom.



Location

Whilst I hope the above gives you a good indication of the quality and charm of this wonderful property, I should also tell you a little bit about Byfield.

Byfield is a fabulous village to live, offering a very broad range of amenities and being conveniently located between the market towns of Daventry and Banbury, whilst Leamington Spa, Warwick, Stratford-Upon-Avon, Oxford and Birmingham are all within easy reach.

When you do need to travel a little further afield, you are only a few minutes' drive from both the M40 to the South or M1 to the North whilst the trains from Banbury will get you to London within an hour.

Very conveniently, the village provides a Co-Op with Post Office; Petrol Station; Doctors Surgery a Primary School and a Nursery.

For the 'sporty', Byfield possesses a number of clubs, including football; cricket; bowls and tennis, whilst fishing and sailing are available at Boddington reservoir, located on the outskirts of the village.

If a walk in the country (or indeed a run or cycle) is your idea of fun, then you are spoilt for choice, with Byfield and its neighbouring villages surrounded by beautiful Northamptonshire countryside.



Council Tax: Band B EPC: Rating D

“This gorgeous property is full of charming character features and has been wonderfully cared for and maintained by the current owner, so if you are luckily enough to buy it, you will be able to move straight in!”