



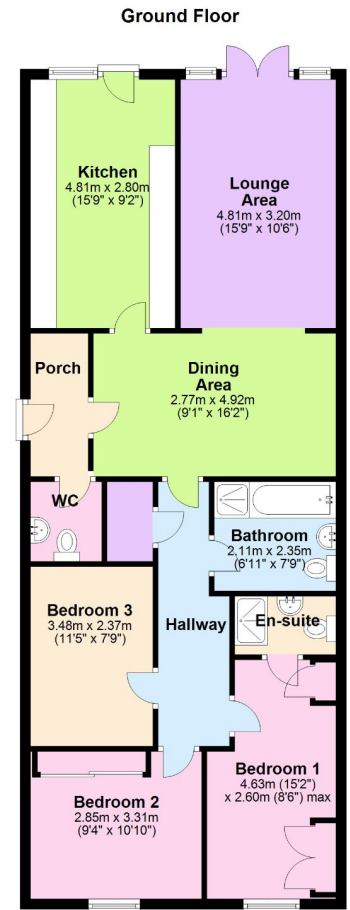
 01327 878926
 www.campbell-online.co.uk
 2 James Watt Close, Daventry NN11 8RJ

campbells

of Braunston



3 Bedrooms | 2 Bathroom | 1 Reception Room | Garage



LOCAL PROPERTY EXPERT MARK HEYCOCK

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We bought, later rented out, and then sold 14 years later, all through Campbells. Campbells, and particularly Mark, were excellent throughout the recent sale. Our house was beautifully presented and written up in the brochure and Rightmove etc. Mark negotiated superbly with the buyers, explaining the true value of our house, improving substantially on very low offers, bringing the price substantially closer to the asking price than what was originally offered, and then managing the subsequent sale process through to completion. Thank you.

NAME: Andre, Braunston - 31st January 2024
ABOUT: Mark

37 GREENWAY

BRAUNSTON, NN11 7JT

-  Large L Shaped Lounge/Dining Area
-  Oil Fired Central Heating
-  Private Rear Garden
-  Single Garage with a Separate Office
-  En-suite To The Main Bedroom
-  Replaced Kitchen
-  Detached Extended Bungalow
-  No Upper Chain Bedroom
-  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.



Extended Three Bedroom Detached Bungalow For Sale In Braunston

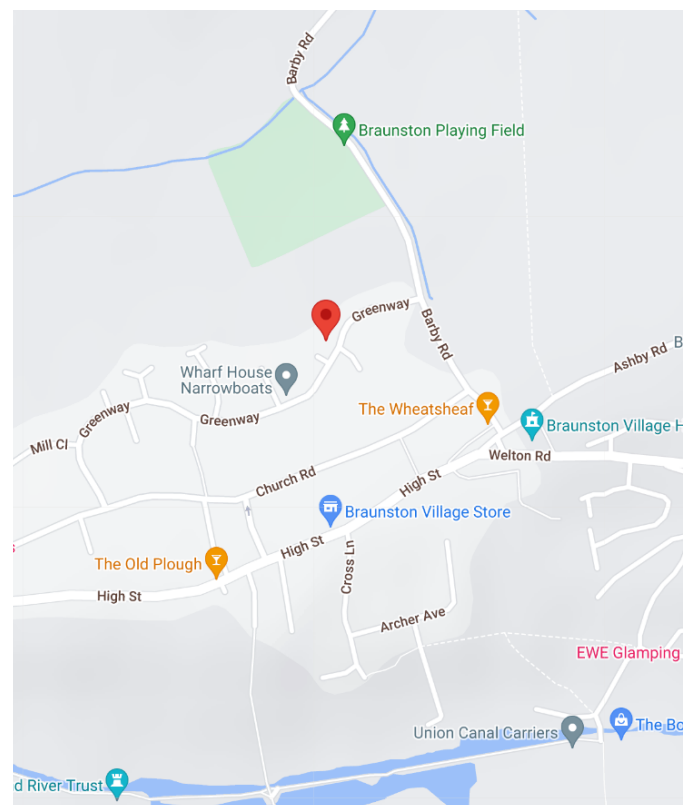
Located on the edge of the village, the property is well maintained, bright, spacious and very well proportioned throughout. Braunston Village retains a popular community spirit as there is plenty going on within the village. The local amenities are just a few minutes away and include a supermarket, Post Office, chip shop, garage, butcher, hairdresser, Community Cafe and the village primary school. The village also boasts a number of pubs and a church. The accommodation which is bright and spacious, consists of an enclosed entrance porch leading to a cloakroom and a spacious open-plan dining area. The dining area has a feature open archway into a great sized lounge which has patio doors leading into a private rear garden with countryside views beyond. There is also a lovely modern replaced kitchen, a great size with plenty of cupboard space, plumbing and space for white goods and a rear door leading into the property's private and sunny rear garden, which is a lovely private place to sit and relax with a glass of wine on those warm summer evenings.

From the dining area, an inner hallway leads to three great sized bedrooms with en-suite facilities and fitted wardrobes to the main bedroom, bedroom two also has built in wardrobes and there is also a lovely replaced bathroom. The rear garden is south facing, well maintained with a large patio area / seating area which overlooks the lawn, there is also a paved footpath which leads you to the separate office which is at the rear of the garage. Further benefits include UPVC double glazing throughout and a replaced oil fired central heating system to radiators. To the side of the bungalow there is ample off road parking for several vehicles forward of the extended detached garage with power and lighting and the separate office space already mentioned. The front garden has been gravelled providing a pleasant low maintenance front garden.



LOCATION

It would be fair to say that the Oxford and Grand Union canals are clearly a feature of Braunston along with the busy marina, you must take a walk along the canal if you have never been there as it is stunning with rolling countryside surrounding 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.



Council Tax: Band D EPC: Rating D

“A very well presented, extended, three bedroom detached bungalow with en-suite facilities in the popular village of Braunston has a lovely private rear garden and no upper chain.”