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 [www.campbell-online.co.uk](http://www.campbell-online.co.uk)  
 2 James Watt Close, Daventry NN11 8RJ

# campbells

*of Daventry*



4 Bedrooms | 2 Bathrooms | 2 Reception Rooms | Double Garage



**LOCAL PROPERTY EXPERT MARK HEYCOCK**



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 07843 561288  
 [mark@campbell-online.co.uk](mailto:mark@campbell-online.co.uk)

Campbells definitely deserve 5 stars, would highly recommend.

Very helpful all the way and very easy to communicate with. Mark Heycock dealt with my sale surprisingly quick and was readily available to contact anytime.




The whole team are friendly, transparent and honest, they genuinely listen and help. Professional all the way.

**NAME: Darren, Daventry - 14th February, 2024**  
**ABOUT: Mark**



## 2 GAINSBOROUGH WAY

### DAVENTRY, NN11 0GE

-  Bright Dual Aspect Lounge With A Bay Window
-  Great Sized Frontage With Ample Parking
-  Well Maintained Rear Garden
-  Refitted L Shaped Kitchen/Dining Room
-  En-suite To The Master Bedroom
-  Popular Lang Farm Development
-  Double Garage With Power And Lighting
-  Utility And A Cloakroom
-  Four Bedroom Detached

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.



## Four Bedroom Detached Property For Sale in Daventry with ample parking, sitting on an great sized, corner plot.

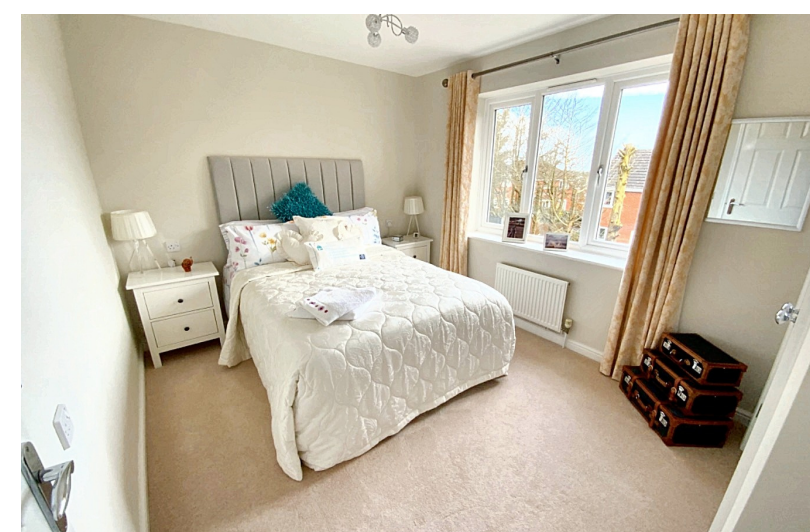
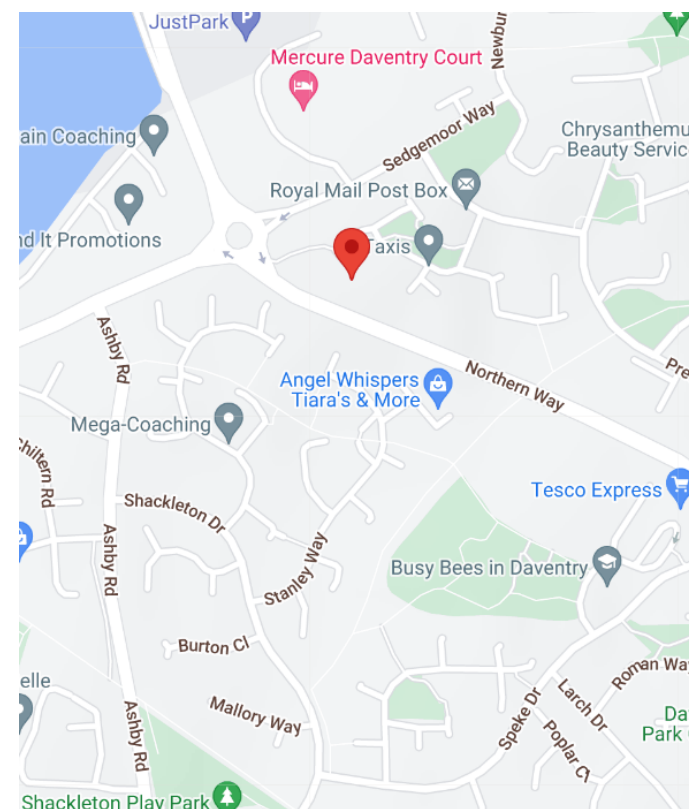
This lovely, spacious, four-bedroom, detached property for sale in Daventry is tucked away in a superb location on the popular Lang Farm development and is sure to meet all your expectations. With its bright spacious rooms, a double garage and ample parking on a great size corner plot, it offers the perfect blend of comfort and style. Internally this property offers a spacious entrance hallway leading to a ground floor cloakroom and a large bright and airy dual aspect lounge, complete with a bay window that floods the room with natural light. The focal point of the lounge is the fireplace, adding an extra touch of elegance and warmth to this lovely room. The heart of this home is the open plan refitted L shaped kitchen/dining room with built in appliances, this space is perfect for entertaining guests or simply relaxing whilst having a meal overlooking a good sized rear garden. This property also benefits from a separate utility room, providing space for white goods and ample storage and keeping laundry out of sight.

Upstairs, you'll find four spacious bedrooms, offering plenty of room for a growing family to enjoy. The master bedroom features an en-suite bathroom and a dressing area with built-in double wardrobes. The remaining bedrooms are perfect for children, guests, or even a home office. The family bathroom is bright and spacious. Outside, the property boasts a double garage with power and lighting, providing ample space for a workshop parking or storage. The well-maintained rear garden is a great size and the perfect spot to enjoy the outdoors, offering a good degree of privacy, with paved patio and a lawn area with planted borders, to the side you have gated access to the front, where you will find great-sized frontage with a side garden which could be utilised for further parking of a camper van or caravan - an additional area like this is hard to find. This property is situated in the popular Lang Farm development, known for its family-friendly environment and proximity to local amenities.



## LOCATION

The location of this property is fantastic, with lovely canal and countryside walks close by as are the local amenities on Ashby Fields. Daventry Country Park, Drayton Reservoir and the local amenities 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. Daventry Town Centre is also only a short drive away, but 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 E    EPC: Rating D

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