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 2 James Watt Close, Daventry NN11 8RJ

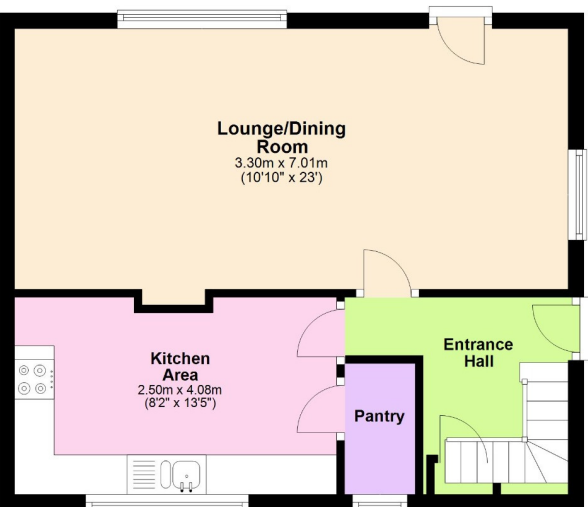
campbells

of Weedon

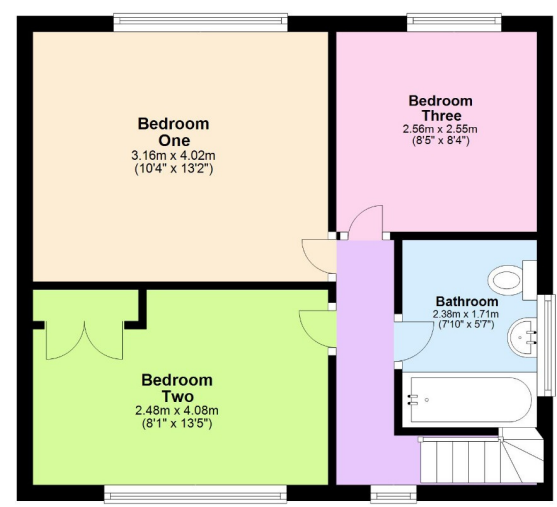


3 Bedrooms | 1 Bathroom | 1 Reception Room | No Onward Chain

Ground Floor



First Floor





LOCAL PROPERTY EXPERT AMANDA LOYDALL










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BY: Richard, Weedon - 17th January, 2024
ABOUT: Amanda & The Team At Campbells



21 NEW CROFT

WEEDON, NN7 4RW

-  Wonderful Village Location of Weedon
-  Open Plan Living/Dining Area
-  Spacious Kitchen With Pantry
-  Countryside Walks on Your Doorstep
-  Close Proximity To Amenities
-  Close To Railway Services
-  Stunning Countryside Views
-  Large Private Garden
-  Two Double 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.



**Three Bedroom Semi-Detached Property
For Sale In Weedon Bec, Northamptonshire**

Welcome to this charming three bedroom house located in the lovely village of Weedon Bec, offering breath-taking countryside views that will leave you in awe. This property is perfect for those seeking a peaceful village life without compromising convenience.

The property offers a well-designed layout, starting with an inviting entrance hall that leads seamlessly into the open plan lounge and dining room. Here, you're greeted by a great view of the garden and a charming fireplace that adds character to the home. The kitchen, complete with a pantry, presents an excellent opportunity for conversion into a convenient downstairs WC, enhancing the practicality of the home- if you so wish.

Leading to the first floor, you'll find three bedrooms, each furnished with exposed floorboards that exude a rustic charm. Ample built-in storage adds to the functionality of the rooms in bedroom two, ensuring clutter-free living. A modern family bathroom caters to the needs of the household, offering contemporary amenities and style.

Outside, the property has a nice sized front garden for relaxing or gardening; but it also has the potential to turn into a driveway. There's also a big back garden that's great for hanging out, gardening, or just to enjoying the peace and quiet outdoors.

Additionally, the council offers garage rentals at the rear of the property for £45 per month, subject to availability, as noted by the sellers.



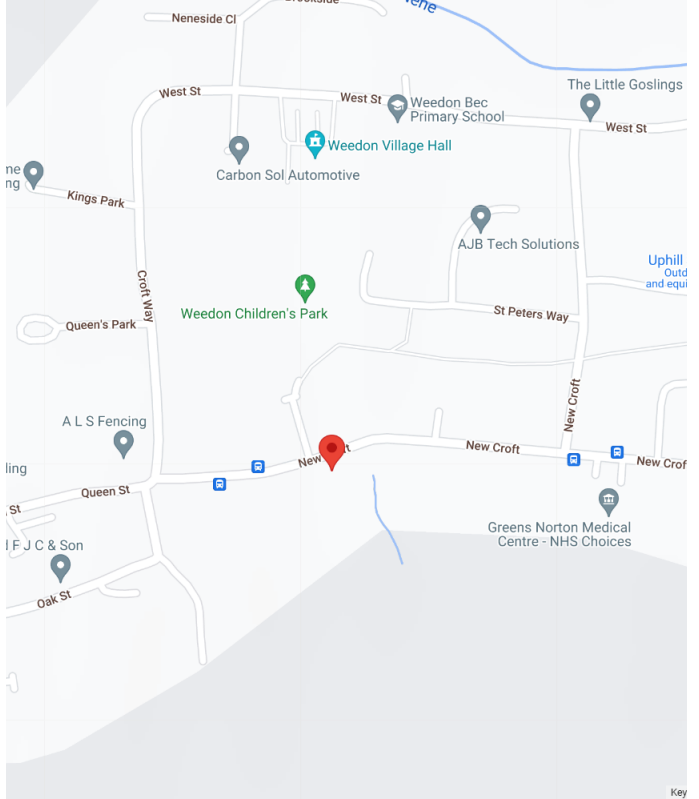
LOCATION

Weedon, if you have never been, is situated between Northampton and Daventry - some would say it's the centre of England!

A village full of community spirit and lots of local amenities - convenience stores, doctors surgery, dentist, pharmacy and pet shop to name but a few.

There are several public houses to choose from and restaurants too - take your pick.

Need to commute for work? Weedon village is superbly located for network connections, being minutes from the A45, A5 and M1. The Grand Union Canal is just a short walk away too.



Council Tax: Band C EPC: Rating C

“All in all, this lovely village home is now ready for its next chapter and is waiting for a family to come along and enjoy it just as the existing owners have.”



