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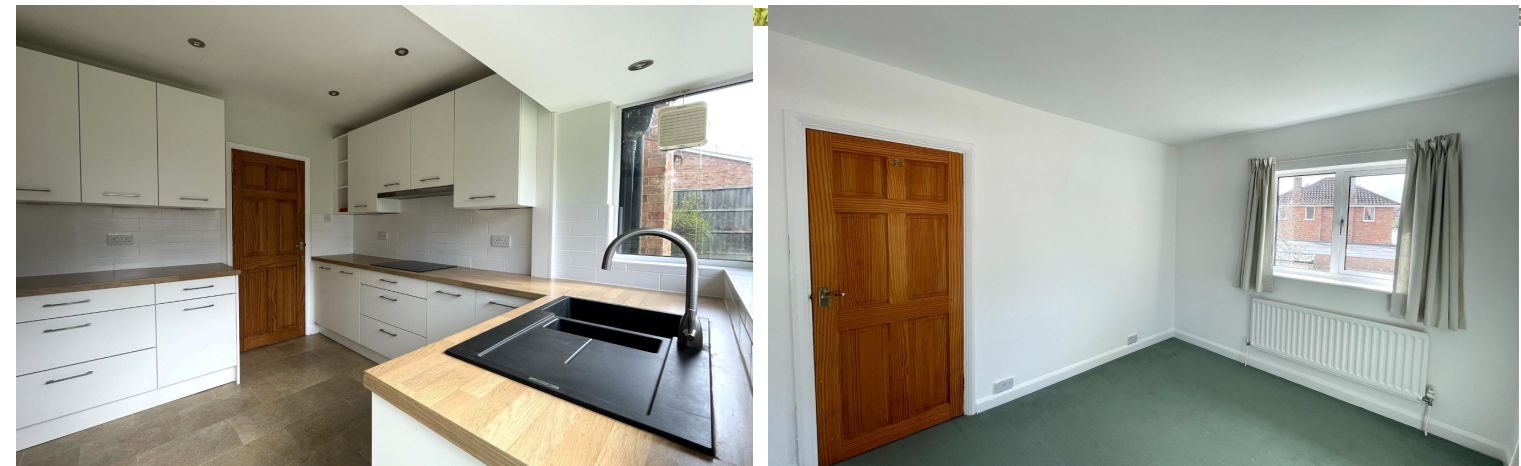
www.campbell-online.co.uk

2 James Watt Close, Daventry NN11 8RJ

**campbells**  
of Daventry



4 Bedrooms | 1 Bathroom | 3 Reception Rooms | Garage

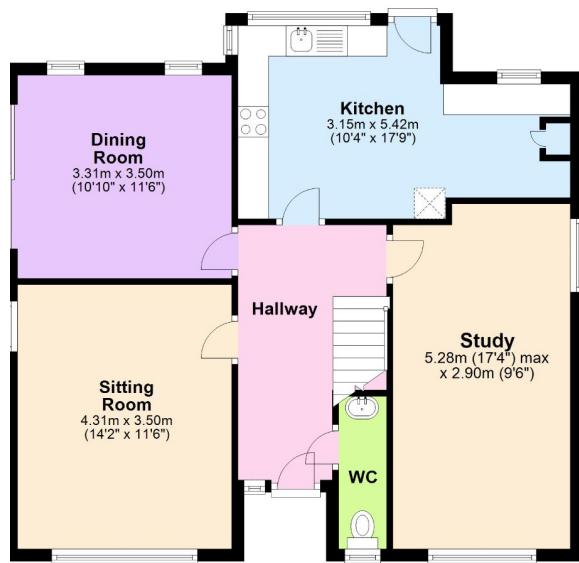


## 56 LONDON ROAD

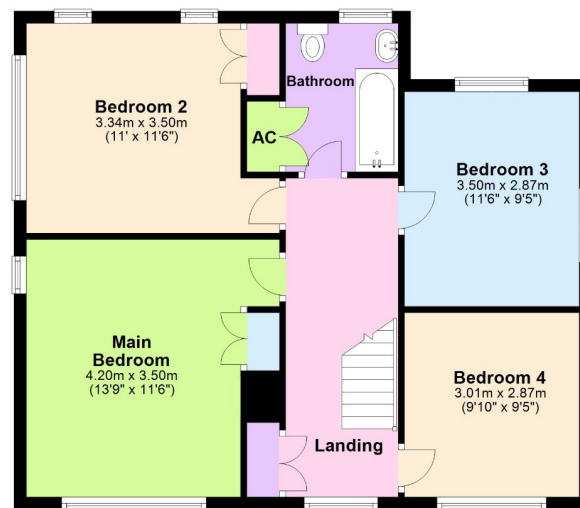
DAVENTRY, NN11 4EA

- ✓ Available To Purchase With No Onward Chain
- ✓ In Close Proximity To Major Transport Links
- ✓ Off Road Parking For Several Cars
- ✓ Large Garden To The Front And Rear
- ✓ Three Reception Rooms
- ✓ Four Double Bedrooms
- ✓ Newly Fitted Kitchen
- ✓ Detached Single Garage
- ✓ Downstairs WC

Ground Floor



First Floor



### LOCAL PROPERTY EXPERT JEREMY TAYLOR



☎ 01327 878926

📞 07768 910160

✉ jeremy@campbell-online.co.uk

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.  
**NAME:** 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 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.





**This immaculately presented, four double bedroom detached property, is located on London Road, just a few minutes' walk from the centre of the popular market town of Daventry.**

Set back from the road, this substantial property sits on a large plot and has been exceptionally well maintained and looked after. To find out all that this fabulous property has to offer, please call the friendly team at Campbell's to book your viewing slot. This well proportioned property provides comfortable living space and benefits from an abundance of natural daylight throughout. The downstairs living space is fantastic and comprises a modern fitted kitchen, a spacious sitting room, a dining room, a third reception room and a very handy WC. You enter the property via the welcoming hallway from which all of the downstairs rooms lead. The modern fitted kitchen is virtually new and comprises a variety of base and wall fitted units in addition to integrated appliances. The windows at the rear of the kitchen allow for a lovely outlook over the enclosed rear garden. Going back to the hallway will lead you through to the three principal reception rooms. The living room is light and exceptionally spacious, providing lots of room for when hosting family and friends. The dining room is at the rear of the property and is another generous sized room. There are sliding glazed doors that open onto the garden, allowing you bring the outside in when the sun is shining. When this property was initially constructed it had an integrated single garage but this was converted several years ago into a third, very large reception room. Most recently, this room has been utilised as a study and it is perfect for this purpose, however, it would equally make a fantastic playroom or studio or could even be utilised as an additional bedroom – depending on your particular needs.

Having completed the tour of the ground floor, you take the stairs from the hallway that will lead you to the first floor landing, where you will discover four double bedrooms and a family bathroom. The main bedroom, at the front of the property is a very large double bedroom and has a set of fitted cupboards built into one wall. The consistent theme of space continues with bedroom two, which is located at the rear of the property and has a pleasant outlook over the garden and beyond. Bedrooms three and four are very similar sizes, with both being well proportioned double rooms. The accommodation is concluded by virtue of the modern family bathroom, comprising a bath with shower over, a wash hand basin and low level WC. Whilst the indoor space of this property has so much to offer, the outdoor space will not disappoint. You approach the property via a huge front drive that will allow for the parking of numerous cars with comfort. There is also a large expanse of lawn in front of the property, bordered by a mature hedge to provide you with privacy. The expansive garden wraps around the left hand side and the rear of the of the property and is predominantly laid to lawn. If you have young children, they are going to absolutely love having so much space to play in. The garden is completely enclosed and secure and there is side access at one side providing access to the front and rear of the property. Adjacent to the back border of the garden is a detached single garage. The garage is fitted with an up and over door and has light and power fitted, so could be used as a workshop if needed or if not, it offers very useful storage space.



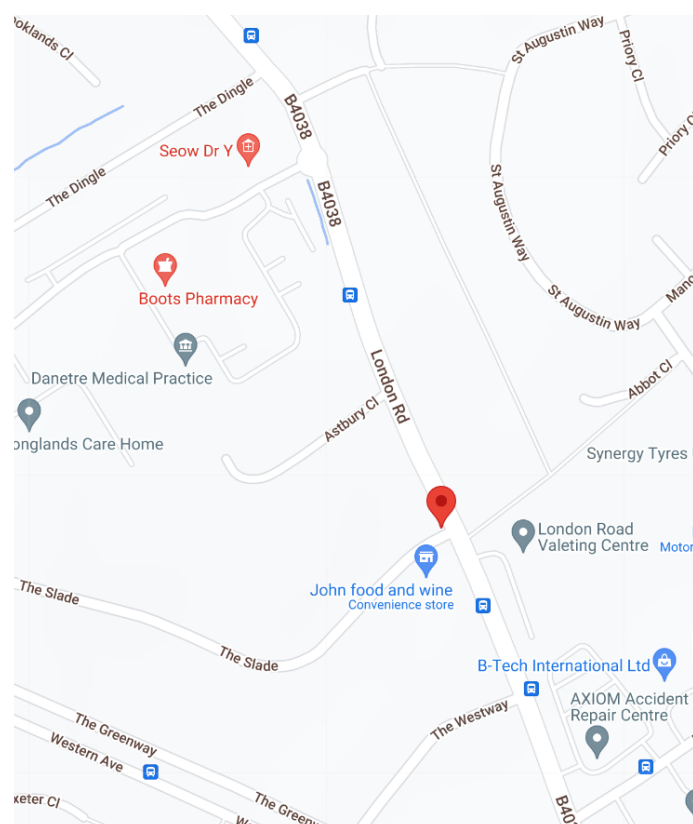
## Location

Daventry is a thriving market town and brilliantly located in central England, close to major transport links, within very close proximity of the M1 motorway and trains into London Euston from nearby Long Buckby or Northampton.

Daventry Market takes place every Tuesday and Friday throughout the year and there is free car parking in the town centre to allow you to explore both the market and the wider town centre at your leisure.

Daventry has recently benefitted from new investment in the town centre, with the recently opened cinema being a fantastic new provision for local residents.

Daventry Country Park is just five minutes' drive away, providing a lovely quiet and picturesque place for a walk and with a fabulous play area for the kids to expend their energy.



Council Tax: Band E    EPC: Rating C

**“If you are looking for a great sized family home in one of Daventry’s most sought after locations, then this could be the one for you.”**