



01327 878926



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2 James Watt Close, Daventry NN11 8RJ

# campbells

of Daventry



3 Bedrooms | 1 Bathroom | 1 Reception Room | Garage



## 3 THE HAYSTACK

DAVENTRY, NN11 0NZ

- ✔ Priced To Sell By A Motivated Seller With No Upper Chain
- ✔ Great Sized Lounge/Diner With Patio Doors
- ✔ Private Low Maintenance Rear Garden
- ✔ Ideal First Purchase Or Lock Up And Leave
- ✔ Fitted Kitchen With Appliances Included
- ✔ Single Garage At The Rear Of The Property
- ✔ Three Bedrooms Two With Fitted Wardrobes
- ✔ Ground Floor Cloakroom
- ✔ Off Road Parking Forward Of The Garage



# About the Property

## Three Bedroom Property For Sale In Daventry

Priced to sell by a motivated vendor, this is a delightful three-bedroom property located in the popular Lang Farm Development in Daventry. This property offers a fantastic opportunity for first-time buyers, families, or investors looking for a well-priced home in a desirable area with a single garage and no upper chain.

As you enter this property, you are greeted by a bright and spacious hallway, leading to the main living areas.

The lounge/diner is generously sized and features sliding patio doors that open to the private low-maintenance rear garden. This allows plenty of natural light to flood the room, creating a warm and inviting atmosphere. It is an ideal space for entertaining friends and family or simply relaxing after a long day.

The fitted kitchen is conveniently equipped with appliances which are included in the sale, providing everything you need to unleash your culinary skills. There is also a ground floor cloakroom, adding to the practicality and convenience of the property.

Heading upstairs, you will find three bedrooms, two of which boast fitted wardrobes, offering ample storage space. The bedrooms are well-proportioned, making them perfect for a growing family or accommodating guests. The replaced modern bathroom, with its clean lines and stylish design, completes the first floor.

This property also benefits from a gas central heating system and UPVC double glazing throughout, this ensures comfort and energy efficiency, saving you money on utility bills.

The property also includes a single garage and off-road parking which is forward of the garage, ensuring you have plenty of space for your vehicles and storage needs.

With no upper chain, the process of acquiring this house is made even smoother, allowing you to move in swiftly and hassle-free.

The Haystack is located in Lang Farm Development, one of Daventry's most sought-after areas. It is conveniently situated near local amenities, schools, and transport links, making daily life easier and more convenient for all residents.

Beyond its impressive features, this property is priced to sell by a motivated seller. It presents an excellent opportunity for those looking for affordable housing in a prime location in one of Daventry's most sought after developments, with countryside and canal side walks almost on your doorstep.

Whether you're a first-time buyer stepping onto the property ladder or an investor seeking a promising rental property, The Haystack ticks all the boxes.

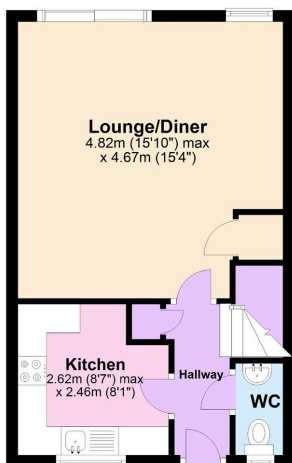
Don't miss out on this fantastic opportunity. call us today to arrange a viewing and take the first step towards securing your dream property in the desirable Lang Farm Development.



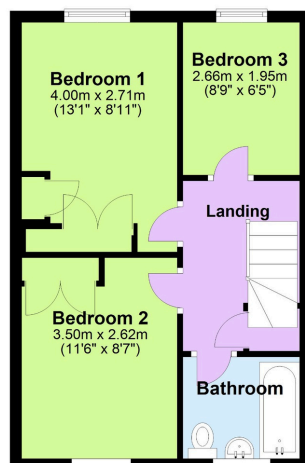
Council Tax: Band C

EPC Rating: C

### Ground Floor



### First Floor



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.