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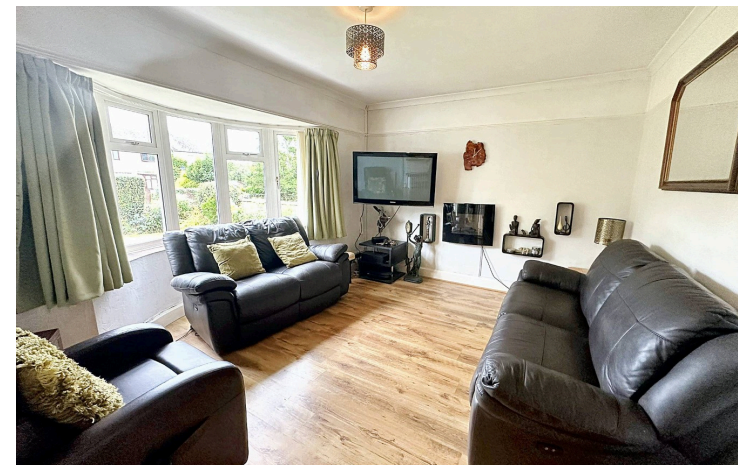
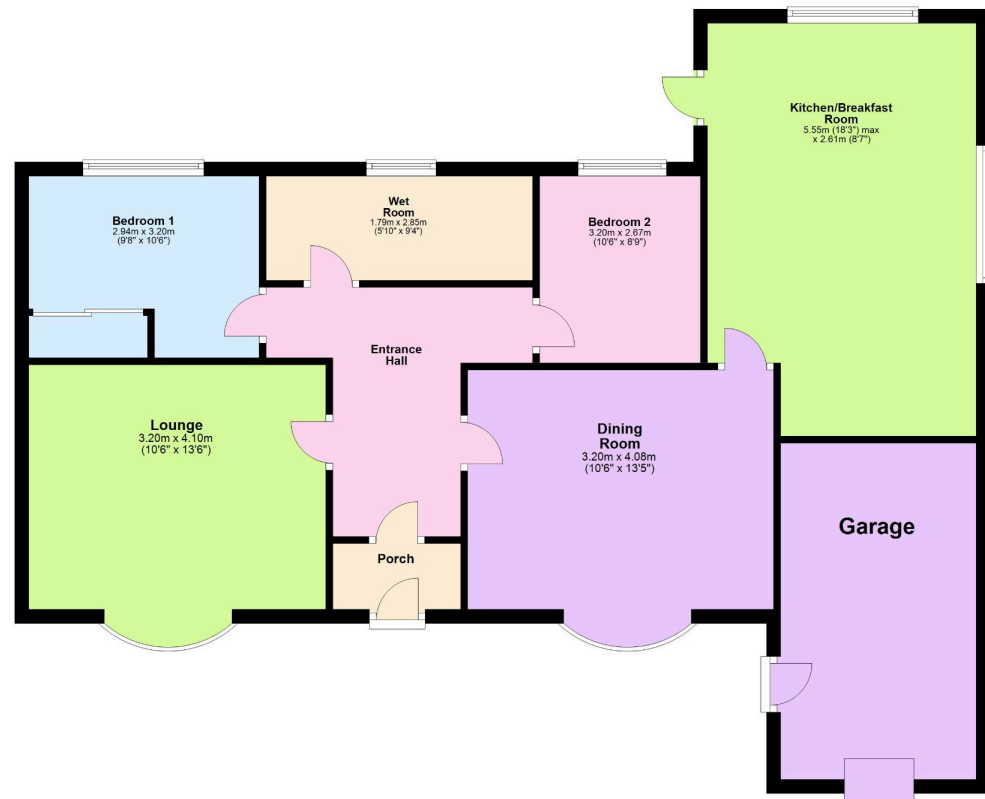
2 James Watt Close, Daventry NN11 8RJ

**campbells**  
of Village



2 Bedrooms | 1 Bathroom | 2 Reception Rooms | Garage

Ground Floor



**37 CROFT WAY**

WEEDON, NN7 4QX

- ✔ Detached Bungalow
- ✔ Driveway and Garage
- ✔ Mature Gardens
- ✔ Large Kitchen Breakfast Room
- ✔ Two Bedrooms
- ✔ Wetroom
- ✔ Two Reception Rooms
- ✔ Double Fronted
- ✔ Well Serviced Village



**LOCAL PROPERTY EXPERT AMANDA LOYDALL**

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Very good service, and communication - kept me in the loop. Sian and Amanda did a great job. Nothing was too much trouble through the delayed probate process. Thank you.

**BY: Patricia, Weedon -4th July 2024**  
**ABOUT: Amanda and Sian**

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.



## Two Bedroom Detached Bungalow For Sale in Weedon.

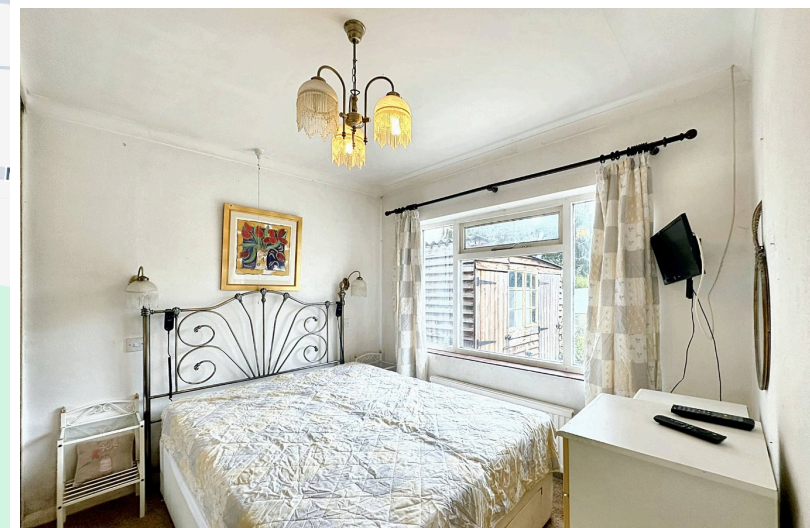
Available For Sale with no upper chain this traditional double-bay, detached bungalow sits on a lovely plot in an enviable position within the well-serviced village of Weedon. It has wonderful mature gardens to the front and rear. There's double gates with off-road vehicle access to the fore of the garage and gated pedestrian access via a single gate and path to the front door. There's a storm porch to the front giving access to the welcoming entrance hall. To the front overlooking the pretty garden you'll find the lounge and dining room both good sizes and both with Upvc double glazed bay windows. Leading off the dining room is the spacious kitchen breakfast room which is both bright and spacious.

There's a seating area with views of the mature rear garden. A Upvc stable door is a nice feature. Plus, there's already a ramp in situ for access to the garden if this is required. The kitchen is well equipped with good storage and work surfaces. The bungalow has two bedrooms both with fitted wardrobes and the bathroom has already been converted into a wet room. There's also a large loft which is boarded and offers good head height, there's a pull down ladder to access. The rear garden is well-stocked with mature plants and trees. There's a great size patio area along with handy sheds and a greenhouse. Gated access to the side makes getting round really easy. The garage has an up-and-over door and side personal door.



## LOCATION

Weedon Bec, if you have never been, is a sought-after Northamptonshire Village - some would say it's the centre of England. A village is known for its community spirit and lots of local amenities - convenience store, Granny's café, doctors' surgery, dentist, and a pharmacy to name but a few. There are several Public Houses to choose from and restaurants too. The Depot is well worth a visit! There is a local school for both infants and juniors. The Grand Union canal runs through the village and with the numerous bridleways and footpaths, there is no excuse for not taking a walk in our beautiful Northamptonshire countryside. The main road networks are close at hand which makes commuting to anywhere very easy. Long Buckby railway station is only a short car journey away too.



Council Tax: C

EPC: D

*“An iconic property within the middle it sits proudly in its own grounds.”*