

54 Cartmel Road, Monksmoor, Daventry, NN11 2PP
£285,000 Freehold

A four bedroom three storey town house offered for sale on the popular Monksmoor estate. The property is in good decorative order throughout and benefits include a fitted high gloss white kitchen with fitted appliances (where specified), neutral decor scheme and a beautiful master bedroom and en-suite to the top floor. The property comprises in brief entrance hall, WC, kitchen/breakfast room, lounge, three bedrooms and a bathroom to the first floor, and a master bedroom and en-suite to the top floor. The property also benefits from a landscaped rear garden and a single garage. Viewing advised. EPC: B

**Three Storey Town House | Master Bedroom with En-Suite | Kitchen/Breakfast Room |
Landscaped Garden | Neutral Decor Scheme | Single Garage**

modern marketing · traditional values

ENTRANCE HALL

Entry via composite part glazed door. Radiator. Stairs rising to first floor landing with cupboard under. Tiled floor. Doors to connecting rooms.

WC 1.45m x 0.74m (4'9 x 2'5)

Double glazed window to front elevation. Fitted with a low level WC and wall mounted wash hand basin. Tiling to splash back areas.

KITCHEN/BREAKFAST ROOM 4.39m x 2.34m (14'5 x 7'8)

Double glazed window to front elevation. Radiator. Fitted with a range of white high gloss wall mounted and base level cabinets and drawers with work surface over. One and a half bowl stainless steel sink and drainer unit with mixer tap over. Integrated oven and gas hob with extractor hood over. Inset spotlights.

LOUNGE 3.43m x 4.57m (11'3 x 15)

Double glazed french doors with windows either side to rear elevation. Radiator. Wood flooring.

FIRST FLOOR LANDING

Storage cupboard. Stairs rising to second floor landing. Doors to connecting rooms.

BEDROOM TWO 2.39m x 4.57m (7'10 x 15)

Two double glazed windows to rear elevation. Radiator.

BEDROOM THREE 2.90m x 2.46m (9'6 x 8'1)

Double glazed window to front elevation. Radiator.

BEDROOM FOUR 1.70m x 2.08m (5'7 x 6'10)

Double glazed window to front elevation. Radiator.

BATHROOM 2.01m x 1.91m (6'7 x 6'3)

Obscure double glazed window to side elevation. Fitted with a three piece white suite comprising low level WC, wall mounted wash hand basin with mixer tap over, and a panelled bath with mixer shower over. Tiling to dado height. Shaver point.

BEDROOM ONE 7.75m max x 3.61m max (25'5 max x 11'10 max)

Double glazed window to front elevation. Velux window to rear elevation. Two radiators. Large double wardrobe with sliding doors. Dressing area. Access to loft space. Door to:

EN-SUITE 1.63m x 2.67m (5'4 x 8'9)

Velux window to rear elevation. Fitted with a three piece suite comprising low level WC, wall mounted wash hand basin with mixer tap over, and double shower cubicle with mixer shower over. Tiled shelving. Tiling to dado height.

OUTSIDE

FRONT GARDEN

Paving leading to front door. Remainder laid to shrub bushes.

REAR GARDEN

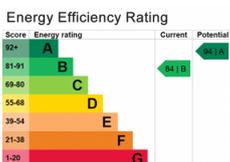
Landscaped rear garden laid mainly to lawn with patio area adjacent to the lounge and decked to the rear with pergola over raised gravelled border. Pathway leading to gated access to the garage. Storage with power and light connected.

GARAGE

Single garage with up and over door.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.



LOCAL AREA INFORMATION

Daventry is a Northamptonshire market town that has been subject to a large amount of development since the 1950s and 1960s. Occasionally still known and pronounced locally as Daintree (alternative spelling Danetre), this old name for the town was mentioned in William Shakespeare's Henry VI, Part I which refers to "the red-nosed innkeeper of Daintree". The old centre retains many of its historic features including the ironstone built 18th Century church and Moot Hall and continues to hold markets on the High Street every Tuesday and Friday. Of course, modern retailers and facilities now sit alongside such. Daventry offers schooling at both primary and secondary levels as well as a leisure centre, library, dentist, GP surgeries, optician and hospital facilities. Transport links are excellent due to its close proximity with two M1 junctions (16 and 18), the A45 Northampton to Coventry ring road, A5 Watling Street and A361 Banbury road as well as mainline rail access from Rugby (10 miles) and Long Buckby (5 miles) stations.

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