

10 The Haystack, Lang Farm, Daventry, NN11 0NZ
£275,000 Freehold

A smart and spacious four bedroom detached townhouse with garage and off road parking, situated on the desirable area of Lang Farm. The property offers good sized accommodation with en-suite to bedroom one, family bathroom and three double bedrooms. To the ground floor is the entrance hall, study, WC and kitchen/dining room. On the first floor is a lounge, bedroom one and ensuite and to the second floor are three bedrooms and a bathroom. Outside is an enclosed rear garden with access to garage. EPC Rating: D

**Four Bedroom Semi Detached Town House | Garage & Driveway | Desirable Location |
Enclosed Rear Garden With Access To Garage | Double Glazing | Gas Radiator Heating**

modern marketing · traditional values

ENTRANCE HALL 3.23m x 1.83m (10'7 x 6'0)

Hardwood entrance door with obscure double glazed window to side elevation. Staircase rising to first floor landing. Doors to:

WC

Radiator. Low level WC and pedestal wash hand basin.

STUDY 3.78m x 2.59m (12'5 x 8'6)

Double glazed bay window to front elevation. Radiator.

KITCHEN/DINING ROOM

DINING AREA 5.08m x 2.34m (16'8 x 7'8)

Double glazed sliding doors to rear garden. Radiator. Luxury laminate style flooring. Arch to kitchen.

KITCHEN AREA 3.10m x 2.01m (10'2 x 6'7)

Double glazed window to rear elevation. Fitted with a range of wall mounted and base level cupboards and drawers with work surfaces over. Built in double oven, gas hob with extractor fan over. Stainless steel sink and drainer with up and over hot and cold tap. Space for white goods. Tiling to splash back areas. Ceramic tiled floor.

FIRST FLOOR LANDING

Doors to:

LOUNGE 3.10m x 4.57m (10'2 x 15'0)

Double glazed window to rear elevation. Double glazed French doors to rear elevation leading to Juliette balcony. Radiator.

BEDROOM ONE 5.05m x 3.20m (16'7 x 10'6)

Double glazed bay window to front elevation. Radiator. Built in wardrobe.

EN-SUITE 1.85m x 1.04m (6'1 x 3'5)

Obscure double glazed window to front elevation. Radiator. Shower cubicle, low level WC and pedestal wash hand basin. Luxury flooring.

SECOND FLOOR LANDING

Access to loft space. Doors to:

BEDROOM TWO 4.06m x 2.59m (13'4 x 8'6)

Double glazed window to rear elevation. Radiator.

BEDROOM THREE 4.06m x 2.59m (13'4 x 8'6)

Double glazed window to front elevation. Radiator.

BEDROOM FOUR 2.18m x 1.91m (7'2 x 6'3)

Double glazed window to rear elevation. Radiator.

BATHROOM 1.91m x 1.68m (6'3 x 5'6)

Obscure double glazed window to front elevation. A three piece suite comprising low level WC, pedestal wash hand basin and panelled bath. Tiling to splash back areas.

OUTSIDE

FRONT GARDEN

Path to entrance door. Mature shrub borders

GARAGE

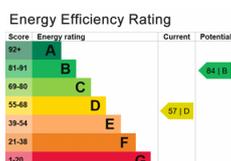
Single garage with up and over door. Power connected. Door to rear garden.

REAR GARDEN

Patio and decked area. Mainly laid to lawn with mature shrub borders. Enclosed by timber panelled fencing.

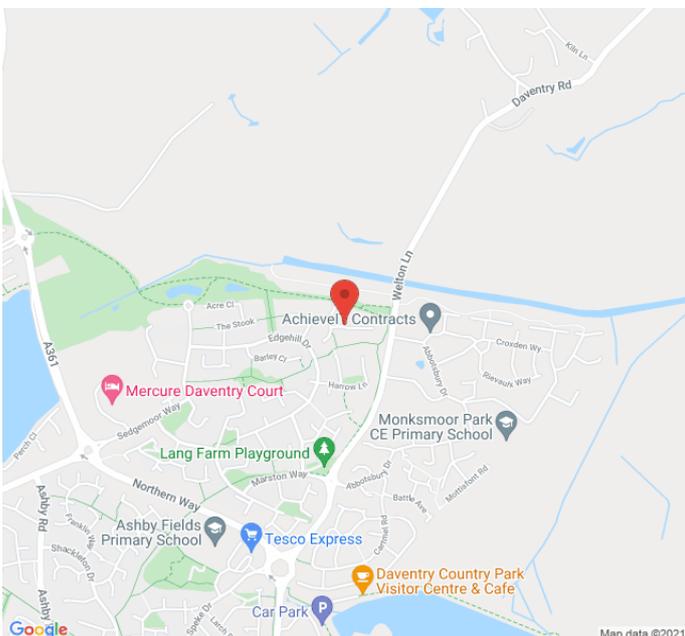
DRAFT DETAILS

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.

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LOCAL AREA INFORMATION

The modern development of Lang Farm is positioned on the northern edge of the old market town of Daventry close to its country park, reservoir and golf club. 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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