



[www.jacksongrundy.com](http://www.jacksongrundy.com)

# Larch Drive, Ashby Fields, Daventry, NN11 0XJ

£294,000 - Guide Price Detached

 3  2  3



**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

**feefo**

Department: Sales

Tenure: Freehold

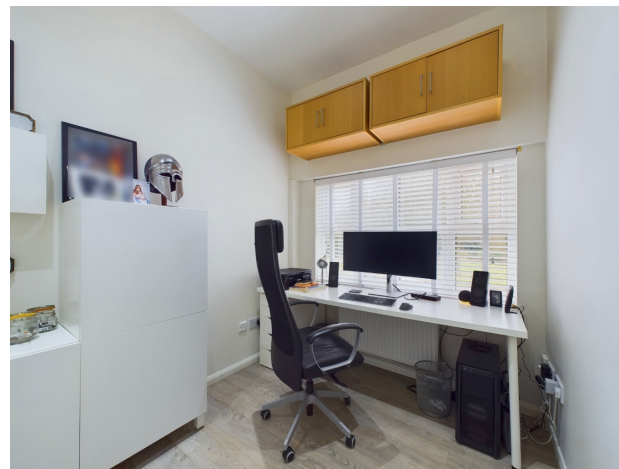


Jackson Grundy Estate Agents - Daventry  
53-55 High Street, Daventry, Northamptonshire, NN11 4BQ

Call Us 01327 877555  
Email Us [daventry@jacksongrundy.co.uk](mailto:daventry@jacksongrundy.co.uk)







## Property Summary

Situated on the sought after Ashby Fields development is this modern and well presented, three bedroom, detached home.

## Features & Utilities

- ✓ Three Bedroom Property
- ✓ Desirable Ashby Fields Location
- ✓ Off Road Parking
- ✓ Downstairs WC
- ✓ Study
- ✓ En-Suite To Main Bedroom
- ✓ Conservatory
- ✓ Utility Room
- ✓ Versatile Accommodation Throughout
- ✓ Playroom

# Property Overview

Situated on the sought after Ashby Fields development is this modern and well presented, three bedroom, detached home. The property is generously proportioned throughout, including a spacious lounge and study and boasting a boot room. The ground floor also comprises; dining room, kitchen, porch and conservatory. To the first floor hosts two double bedrooms with en-suite to main, third bedroom a family bathroom. Outside provides off road parking to the front and to the rear the private, enclosed garden includes a raised patio entertainment area whilst mainly laid to lawn. EPC Rating: TBC. Council Tax Band: C

## ENTRANCE HALL

Entry via composite door with decorate obscure glass panels. Solid wood flooring. Access to dining room and WC.

## WC

uPVC double glazed window to side elevation. Suite comprising WC and vanity sink unit. Radiator.

## DINING ROOM 3.88m x 3.10m (12'9 x 10'2)

uPVC double glazed window to front elevation. Staircase rising to first floor landing. Under-stairs cupboard. Radiator. Solid wood flooring. Access to kitchen, lounge, study and boot room.

## BOOT ROOM 2.36m x 2.22m (7'9 x 7'4)

Accessed via steps down from dining room. Door into study.

## STUDY 2.50m x 2.13m (8'2 x 7'0)

uPVC double glazed window to front elevation. Radiator. Spotlights.

## KITCHEN 2.89m x 2.18m (9'6 x 7'2)

A range of soft close base and wall units. Sunken sink with stainless steel mixer tap. Splash backs. Double oven and induction hob. Integrated dishwasher, fridge and freezer. Access to utility room via wooden door. Spotlights. Decorative radiator.

**UTILITY ROOM 1.91m x 2.21m (6'3 x 7'3)**

uPVC double glazed door to side elevation and uPVC double glazed windows to rear and side elevations. Spotlights. Wood laminate flooring.

**LOUNGE 3.87m x 3.24m (12'8 x 10'8)**

uPVC French doors to rear elevation leading to conservatory. Decorative radiator.

**CONSERVATORY 1.91m x 3.33m (6'3 x 10'11)**

uPVC double glazed window to rear elevation. uPVC double glazed French doors to side elevation. Velux roof light.

**FIRST FLOOR LANDING**

uPVC double glazed window to side elevation. Airing cupboard. Access to all bedrooms and bathroom.

**BEDROOM ONE 2.89m x 2.99m (9'6 x 9'10)**

uPVC double glazed window to rear elevation. Radiator. Built in wardrobes.

**EN-SUITE 1.33m x 2.19m (4'4 x 7'2)**

uPVC obscure double glazed window to rear elevation. Fully tiled. Suite comprising large shower enclosure, vanity sink unit and WC. Heated towel rail.

**BEDROOM TWO 2.99m x 2.99m (9'10 x 9'10)**

uPVC double glazed window to front elevation. Radiator.

**BEDROOM THREE 2.60m x 2.44m (8'6 x 8'0)**

uPVC double glazed window to front elevation. Radiator.

**BATHROOM 1.43m x 2.41m (4'8 x 7'11)**

Obscure uPVC double glazed window to side elevation. Suite comprising WC, bath with shower over and pedestal sink. Heated towel rail.

**OUTSIDE****FRONT GARDEN**

Driveway. Gravel and lawned area. Slabbed steps to front door. Side access to rear garden.

## REAR GARDEN

Side access to driveway. Mainly laid to lawn with mature shrubs and raised patio area with summerhouse. Side patio with storage shed.

## MATERIAL INFORMATION

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains Connected

Sewage Supply – Mains Connected

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – No

Primary Heating Type – Ask Agent

Parking – Yes

Accessibility – N/a

Right of Way – No

Restrictions – N/a

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

## DRAFT DETAILS

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

## AGENTS NOTES

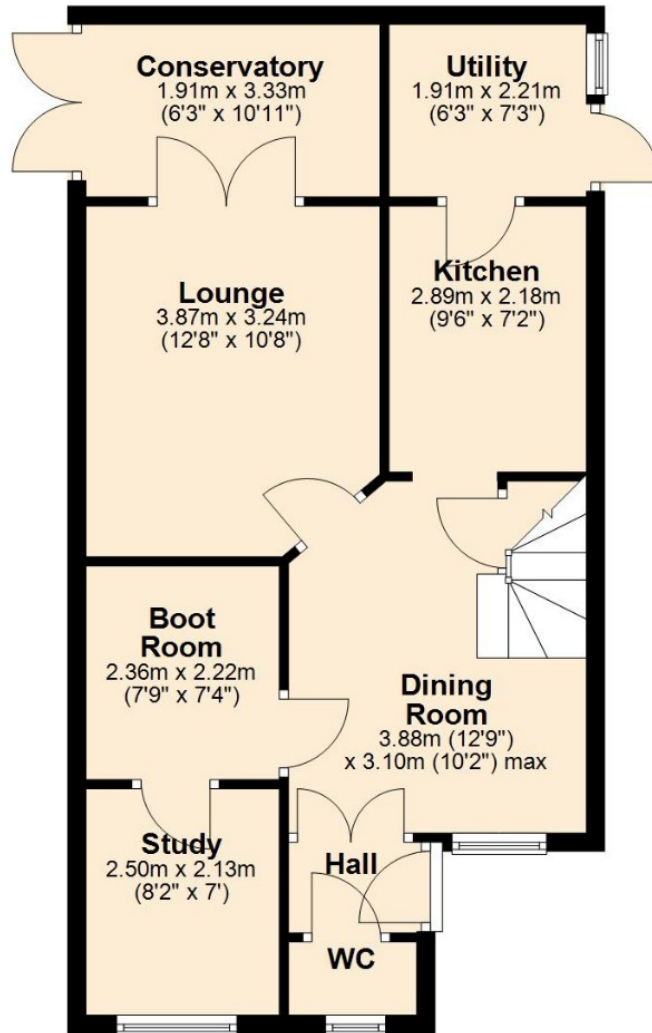
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as

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.

# Floorplan

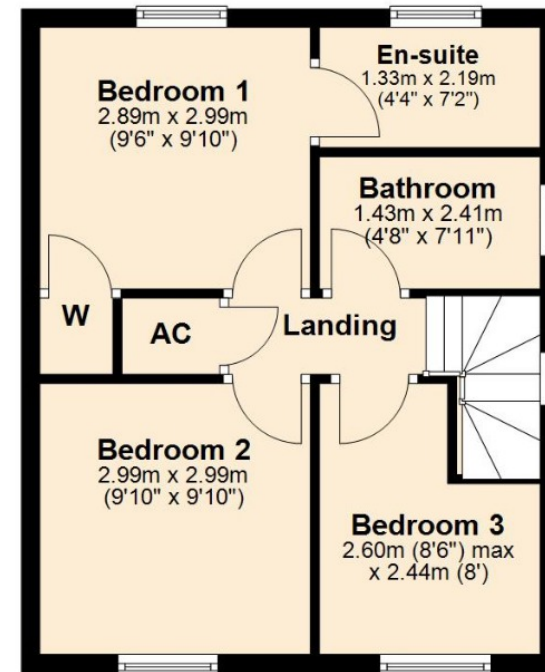
## Ground Floor

Approx. 56.8 sq. metres (611.0 sq. feet)



## First Floor

Approx. 38.2 sq. metres (411.2 sq. feet)





# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd  
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152