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Luffield Close, Monksmoor, Daventry, NN11 2AF

£255,000 - Offers in Excess of End of Terrace

2 2 1



Department: Sales

Tenure: Freehold

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Property Summary

A modern and well-presented two double bedroom end of terrace home situated down a quiet close on the desirable Monksmoor Estate, on the edge of Daventry, providing a homogenous blend of town and countryside living.

Features & Utilities

- ✓ Two Double Bedrooms
- ✓ WC
- ✓ Off Road Parking
- ✓ En-Suite
- ✓ End Of Terrace
- ✓ Fully Fitted Kitchen With Integrated Appliances
- ✓ Ideal For First Time Buyers & Investors Alike
- ✓ uPVC Double Glazing & Gas Radiator Heating
- ✓ Crest Nicholson Build
- ✓ Built In 2021. Hold New Home Warranty

Property Overview

A modern and well-presented two double bedroom end of terrace home situated down a quiet close on the desirable Monksmoor Estate, on the edge of Daventry, providing a homogenous blend of town and countryside living. Built in 2021 by Crest Nicholson this home still benefits from over four years of its New Home Warranty. The accommodation comprises cloakroom, kitchen/dining room boasting a fully fitted kitchen with integrated appliances including fridge/freezer, dishwasher, hob and oven, two double bedrooms, en-suite and family bathroom. Outside is off road parking and an enclosed rear garden. EPC Rating: B. Council Tax Band: C

HALL

Composite entrance door. Two obscure double glazed window panels. Radiator. Doors to:

WC

Radiator. Corner sink unit with stainless steel taps and low level WC.

KITCHEN/DINING ROOM 4.84m x 2.09 (15'10 x 6'10)

uPVC double glazed windows to front elevation. A range of wall and base level cupboards. Roll top work surfaces. Fully integrated appliances to include gas hob, extractor fan, oven, fridge, freezer and dishwasher. Stainless steel sink and drainer. Tiling to splash back areas. Radiator.

LOUNGE 3.56m x 4.16m (11'8 x 13'8)

uPVC double glazed window to rear elevation. uPVC double glazed French doors to rear elevation. Radiator.

FIRST FLOOR LANDING

Radiator. Loft access. Doors to:

BEDROOM ONE 3.05m x 3.05m (10'0 x10'0)

uPVC double glazed window to rear elevation. Radiator. Fitted wardrobes. Door to:

EN-SUITE

Suite comprising low level WC, pedestal sink and shower. Heated towel rail. Half height tiling.

BEDROOM TWO 2.48m x 4.16m (8'1 x 13'8)

uPVC double glazed window to front elevation. Radiator. Fitted cupboard.

BATHROOM

Heated towel rail. Suite comprising low level WC, pedestal sink and bath. Half height tiling.

OUTSIDE

FRONT GARDEN

Off road parking for two cars. Pathway to front door.

REAR GARDEN

Patio entertainment area. Enclosed by fence panelling. Gated access to front. Mainly laid to lawn.

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 – Gas Radiators

Parking – Allocated

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

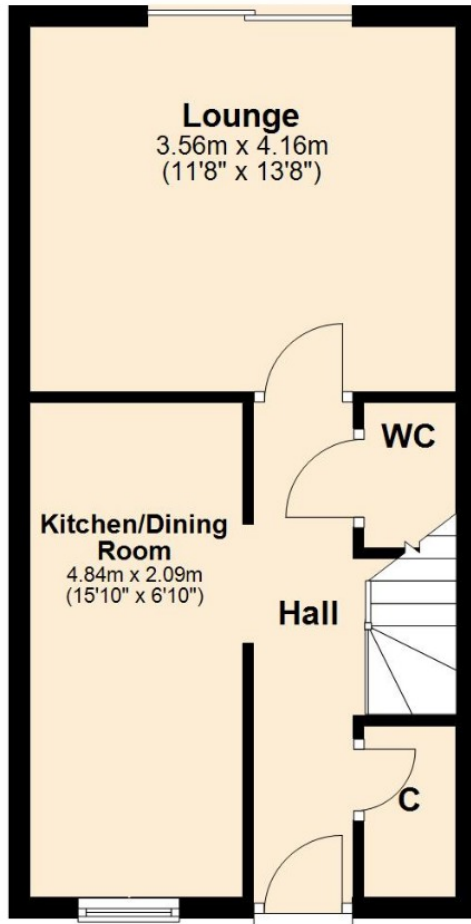
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AGENTS NOTES

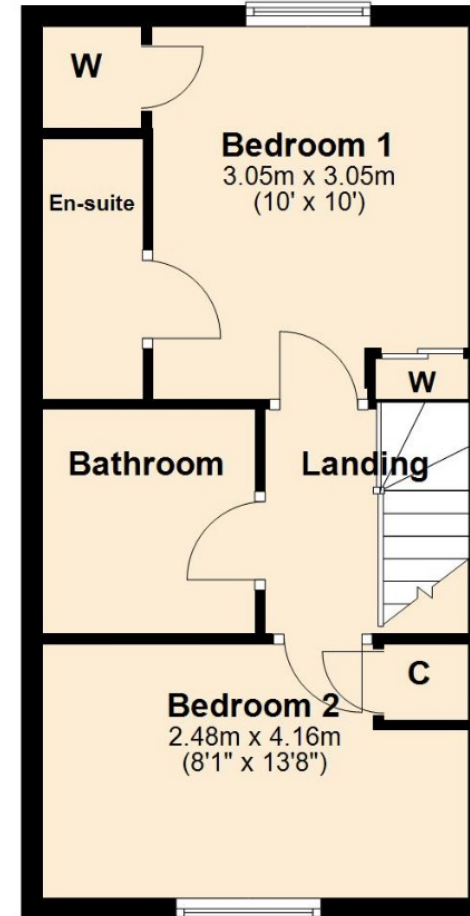
i Viewings by appointment only through Jackson Grundy ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending 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



First Floor



Total area: approx. 66.8 sq. metres (719.4 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.

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