



www.jacksongrundy.com

# Mottisfont Road, Monksmoor, Daventry, NN11 2LN

£499,950 Detached

4 3 2



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







## Property Summary

A well presented, detached, four bedroom property built by Crest Nicholson. Beautifully presented throughout.

## Features & Utilities

- ✓ Four Bedroom Property
- ✓ Garage
- ✓ 22 foot Kitchen/Dining/Family Room
- ✓ 24 foot Lounge
- ✓ Multiple Off Road Parking
- ✓ Downstairs WC
- ✓ Utility Room
- ✓ Two Ensuites
- ✓ Dressing Area
- ✓ Study

# Property Overview

A well presented, detached, four bedroom property built by Crest Nicholson. Beautifully presented throughout, the property boasts a 22ft+ kitchen/dining/family room, a 24ft+ lounge, two en-suites, far reaching views and a short walk from the country park. This generous plot has landscaped and kempt gardens to the rear and front, with far reaching views across open countryside. It has a single garage and parking for multiple cars. Full accommodation comprises hall, WC, study, living room, kitchen/dining/family room, utility room, four double bedrooms, two en-suites, dressing room to main bedroom and family bathroom. EPC Rating: B. Council Tax Band: F.

## ENTRANCE HALLWAY

Composite door with obscure double glazed panel. Wood flooring. Access to:

## WC

uPVC obscure double glazed window to front elevation. Low level WC. Wall mounted sink. Heated towel rail. Tiling to splashback areas.

## LOUNGE 7.39m x 3.62m (24'3 x 11'11)

uPVC double glazed window to front elevation. uPVC double glazed French doors to rear elevation. Two radiators.

## STUDY 3.95m x 2.72m (13'x 8'11)

uPVC double glazed windows to front and side elevations. Radiator.

## KITCHEN/DINING/FAMILY ROOM 6.76m x 4.00m (22'2 x 13'1)

Two uPVC double glazed French doors to side and rear elevations. uPVC double glazed window to side elevation. Range of wall mounted and base level units with roll top work surface over. Double oven. Gas. Ceiling mounted extractor fan. Dishwasher. Stainless steel sink and drainer with stainless steel mixer tap. Tiled splash back areas. Two radiators.

## UTILITY ROOM

uPVC double glazed window to rear elevation. Base level units with roll top work surface over. Stainless steel sink and drainer. Space for white goods.

## LANDING

Airing cupboard. Radiator. Access to loft. Access to:

## BEDROOM ONE 6.12m max x 4.02m (20'1 x 13'2)

Two uPVC double glazed windows to rear and side elevations. Built in wardrobe. Dressing room.

## EN-SUITE

uPVC obscure double glazed window to side elevation. Low level WC. Wall mounted sink with stainless steel mixer tap. Double shower. Heated towel rail. Tiling to splash back areas.

## BEDROOM TWO 3.68m x 3.19m (12'1 x 10'6)

uPVC double glazed window to front elevation. Radiator.

## BEDROOM THREE 4.04m max x 3.45m (13'3 x 11'4)

uPVC double glazed window to front elevation. Radiator. Access to:

## EN-SUITE

uPVC obscure double glazed window to front elevation. Low level WC. Wall mounted sink. Heated towel rail.

## BEDROOM FOUR 3.23m x 2.69m (10'7 x 8'10)

uPVC double glazed window to rear elevation. Radiator.

## BATHROOM 1.85m x 2.37m (6'1 x 7'9)

uPVC obscure double glazed window to rear elevation. Low level WC. Wall mounted sink. Bath. Heated towel rail. Tiled splash back area.

## OUTSIDE

## FRONT

Driveway for multiple cars. EV charging point. mature shrubs and gavel frontage. Pathway to door.

## REAR

Patio entertainment section. Decked entertainment area. Mainly laid to lawn. Enclosed by wooden fence panelling. Gated side access to driveway and garage.

## MATERIAL INFORMATION

Electricity Supply – Mains

Gas Supply – Mains

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

Water Supply – Mains

Sewage Supply – Mains

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

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

Solar PV Panels – Yes

EV Car Charge Point – Yes

Primary Heating Type – Gas

Parking – Yes

Accessibility – Ask Agent

Right of Way – Ask Agent

Restrictions – Ask Agent

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

Property Construction – Brick

Outstanding Building Work/Approvals – No

## DRAFT DETAILS

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

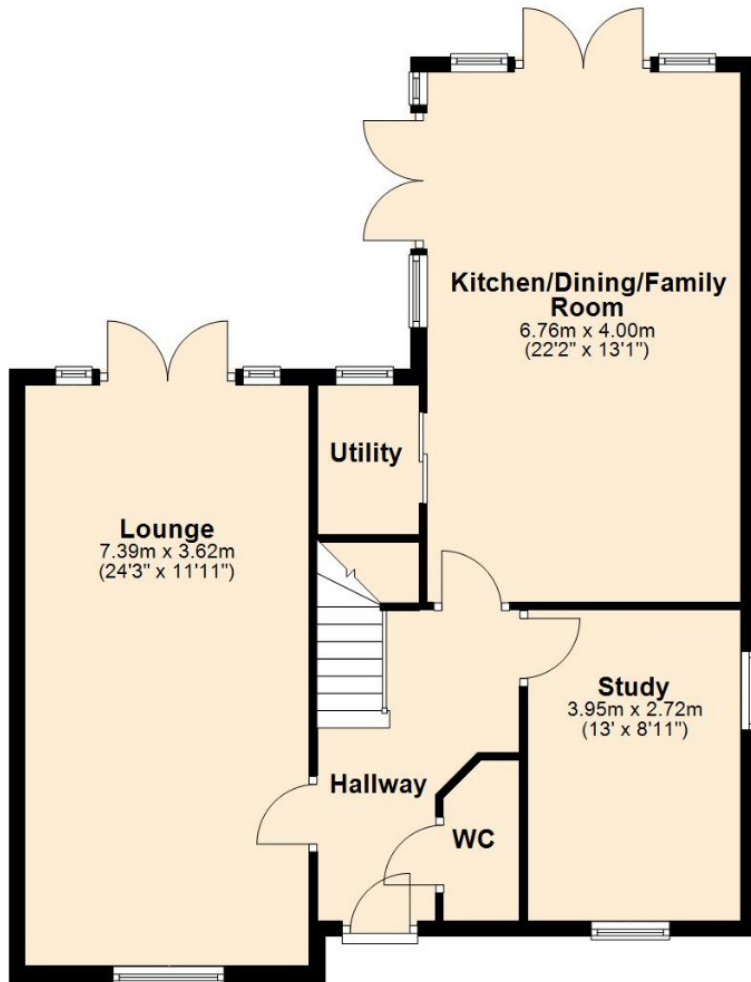
## AGENTS NOTES

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

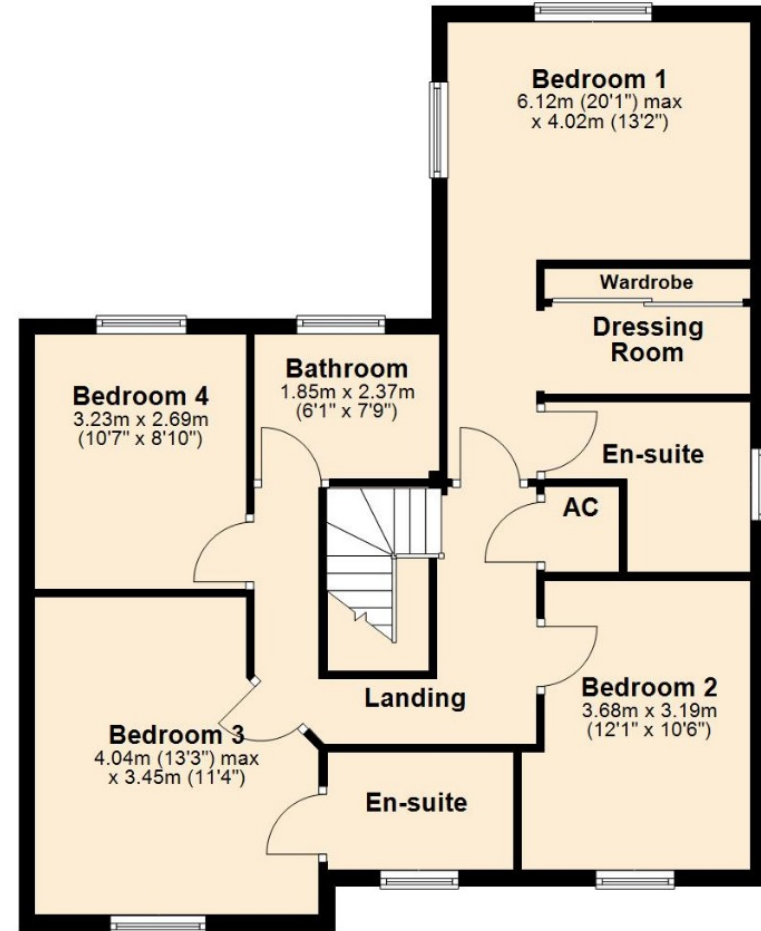
statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same iii Photographs illustrate parts of 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



## First Floor



Total area: approx. 159.8 sq. metres (1719.8 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