



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

# Wincely Close, Daventry, NN11 0GG

£360,000 - Offers in Excess of Detached

 4  3  2



**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

This immaculately kept four bedroom detached house is situated in the popular Lang Farm area of Daventry.

## Features & Utilities

- ✓ Detached Family Home
- ✓ Four Double Bedrooms
- ✓ Two Bathrooms
- ✓ Garage
- ✓ Off Road Parking
- ✓ Conservatory
- ✓ uPVC Double Glazing
- ✓ Gas Central Heating
- ✓ Peaceful Cul-de-Sac Location
- ✓ Well Presented Throughout

# Property Overview

This immaculately kept four bedroom detached house is situated in the popular Lang Farm area of Daventry. Comprising well portioned accommodation this wonderful home features an entrance hall with a cloakroom, a dining room, and a lounge that opens into a conservatory, along with a kitchen/breakfast room on the ground floor. On the first floor, you'll find four spacious double bedrooms, including a primary suite with an en-suite bathroom and three bedrooms equipped with built-in wardrobes. Outside, the home offers a private rear garden, an integrated garage, and off-road parking for two vehicles. EPC Rating: C. Council Tax Band: D.

## ENTRANCE

Entry via composite door into entrance hall. Radiator. Access to first floor via staircase. Access to dining room, WC and kitchen/breakfast room.

## DINING ROOM 3.42m x 2.59m (11'2 x 8'6)

uPVC double glazed window to front elevation. Radiator.

## WC

Full height tiling. Radiator. WC. Wash hand basin.

## KITCHEN/BREAKFAST ROOM 4.60m x 2.59m (15'1 x 8'6)

uPVC double glazed window to rear elevation. uPVC single door to side elevation. Radiator. Range of base and eye level units. Integrated oven, hob and extractor hood over. Space for white goods.

## LOUNGE 4.42m x 3.55m (14'6 x 11'8)

uPVC double glazed French doors to conservatory. Radiator.

## CONSERVATORY

uPVC double glazed to full surround. uPVC double glazed French doors to side elevation. Brick built foundations.

## FIRST FLOOR LANDING

Radiator. Airing cupboard. Access to all bedrooms and bathroom.

### **BEDROOM ONE 3.82m x 2.96m (12'6 x 9'9)**

Two uPVC double glazed windows to front elevation. Triple fitted wardrobe. Radiator. Access into en-suite.

### **EN-SUITE**

uPVC double glazed obscure window to front elevation. Radiator. Shower cubicle. WC. Wash hand basin. Full height tiling.

### **BEDROOM TWO 3.32m x 2.65m (10'11 x 8'8)**

uPVC double glazed window to rear elevation. Radiator. Double fitted wardrobe.

### **BEDROOM THREE 3.35m x 2.59m (11' x 8'6)**

uPVC double glazed window to front elevation. Radiator. Double fitted wardrobe.

### **BEDROOM FOUR 3.51m x 2.59m (11'6 x 8'6)**

uPVC double glazed window to rear elevation. Radiator.

### **BATHROOM**

Panel bath. WC. Wash hand basin.

### **OUTSIDE**

#### **FRONT**

Drive leading to garage and front door. Laid to lawn to one side.

#### **REAR**

Bordered by a range of shrubs and bushes. Generous lawn space. Two patio areas and side access to front of property.

### **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 – No

EV Car Charge Point – No

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).

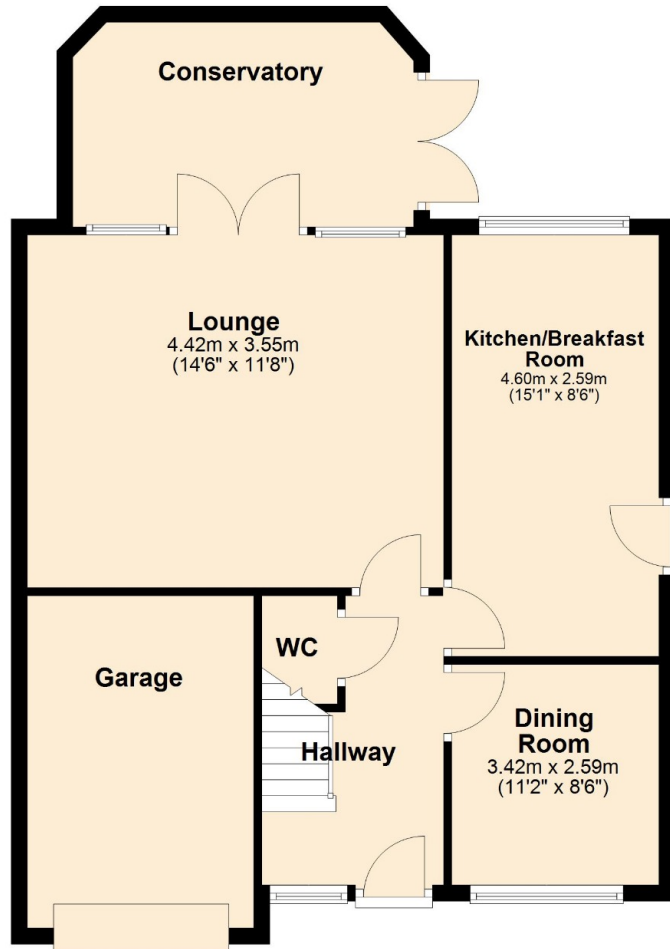
### AGENTS NOTES

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

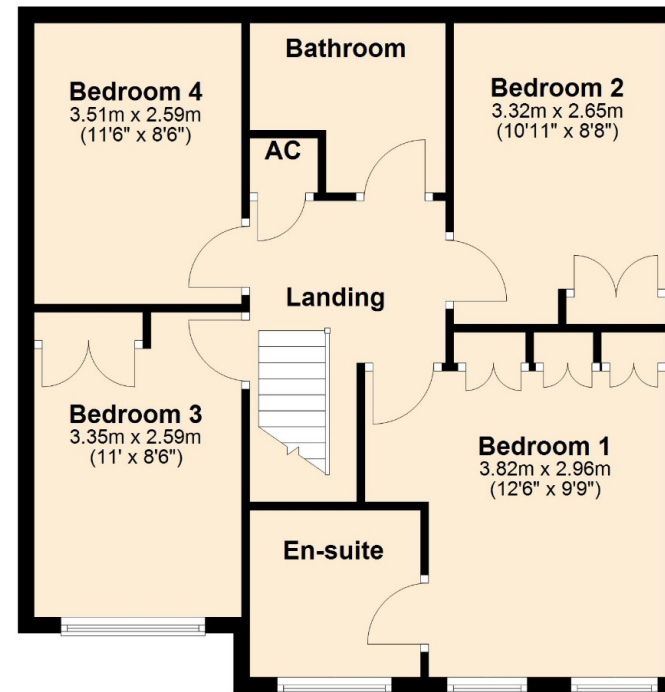
## Ground Floor

Approx. 75.0 sq. metres (806.8 sq. feet)



## First Floor

Approx. 62.4 sq. metres (671.6 sq. feet)



Total area: approx. 137.3 sq. metres (1478.4 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.

[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

**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)

