

Daventry

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**12 The Pasture, Daventry
Northamptonshire NN11 4AU**

£345,000

*** TWO BEDROOM DETACHED BUNGALOW *** Situated close to the town centre *** Well maintained throughout *** RE-FITTED SHOWER ROOM *** RE-FITTED KITCHEN/BREAKFAST *** REPLACED COMBI BOILER *** REAR GARDEN with PRIVATE and SUNNY ASPECT *** Garage and block paved driveway *** Offered with no upper chain *** VIEWING IS A MUST!!! ***



Access to the property is gained via a double glazed door into the entrance hall.

ENTRANCE HALL

Double glazed window to front aspect. Single panel radiator. Access to roof space. Two storage cupboards. Doors to the lounge, bedroom one, bedroom two, shower room and WC. Walkway through to the kitchen/breakfast room.

LOUNGE

16'7 x 12'10 (5.05m x 3.91m)

A generous sized lounge to the rear end of the property overlooking the garden with double glazed windows to the rear and both side aspects. Single panel radiator. Coving to ceiling. Feature fireplace with gas fire.

KITCHEN/BREAKFAST

17'3 x 9' (5.26m x 2.74m)

A pleasant and re-fitted 'Howdens' kitchen/breakfast room with ample space for a dining table. The kitchen boasts a selection of modern wall and base mounted units with roll top work surfaces and a pull out floor to ceiling pantry style cupboard. There are built in appliances to include a 'Neff' slide away oven, 'Neff' induction hob and extractor fan, cupboard space with power point to house a microwave and additional space for white goods. 1 1/4 sink drainer unit with mixer tap over. Double glazed window to the rear aspect and part obscure double glazed door to the side. Single panel radiator. Inset ceiling spotlights.

BEDROOM ONE

14'9 x 11'11 (4.50m x 3.63m)

Double glazed bay window to the front aspect. Double glazed window to the side aspect. Single panel radiator. Built in floor to ceiling wardrobes with sliding mirrored doors and cleverly hidden TV point inside. Coving to ceiling.

BEDROOM TWO

11'11 x 9'3 (3.63m x 2.82m)

Double glazed window to side aspect. Single panel radiator. Coving to ceiling.

SHOWER ROOM

Obscure double glazed window to side aspect. With the ease of mobility and accessibility in mind the shower room has been re-fitted to comprise of a walk in double shower cubicle with wall mounted shower, hand rail, fold down seat and shower screen. A wash hand basin with cupboard space under, heated towel rail. Fully tiled and inset ceiling spotlights.

WC

Obscure double glazed window to side aspect. Wall mounted wash hand basin with tiled splash backs. Low level WC. Single panel radiator.

OUTSIDE

To the side of the property is a covered walkway providing access to the property via the kitchen, door to the garage, storage cupboard with power and light, boiler/utility cupboard and rear garden.

BOILER ROOM -

Accessed via a drop latch door, there is a wall mounted replaced combi boiler and space for white goods.

GARAGE -

Accessed via a drop latch door with two timber doors to the front. Power and light connected.

STORAGE ROOM/WORKSHOP 9'9 x 3'4

Again accessed via a drop latch door with a window to the rear aspect. Power and light connected.

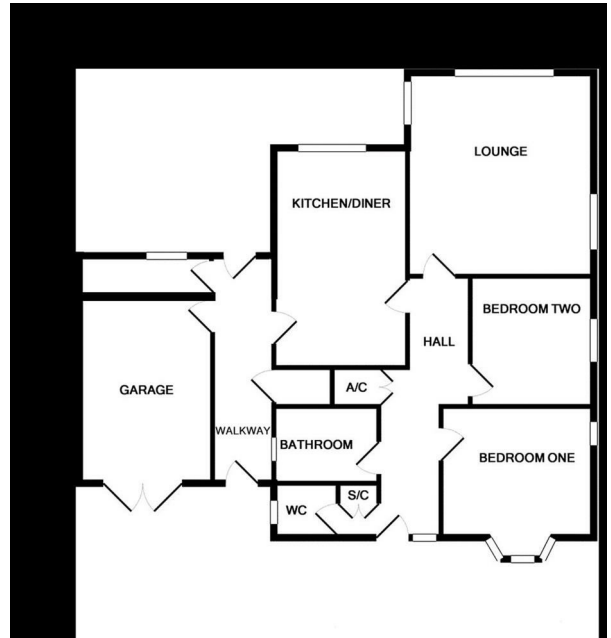
THE GARAGE FLAT ROOF and THE WALKWAY ROOF have recently been replaced with a guarantee in place.

THE REAR GARDEN -

A superbly maintained rear garden which is mainly laid to lawn with well stocked mature flower and shrub borders. To the rear end of the garden is a summer house with a potting area behind. There is gated access to the front driveway. The gardens offers a very good degree of privacy as well as a SUNNY ASPECT.

THE FRONT GARDEN -

A recently block paved driveway providing easy access and parking for the property and in addition to this the front wall has also been well maintained.



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Appliances: Stonhills have not tested any equipment, fittings for services and so cannot verify they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are for guidance only and are approximate. The buyer is therefore advised to check measurements if they are required for any other purpose e.g. fitted carpets, furniture, etc.