

Daventry

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**4 Holden Grove, Daventry
Northamptonshire NN11 9EW**

Guide price £290,000



ENTRANCE HALL

Double glazed entrance door, radiator, stairs leading to first floor. Laminate style flooring.

LOUNGE

17'7" x 10'2"

Double glazed window to front, radiator, FEATURE FIREPLACE with LOG BURNER. inset ceiling lights. Walkway through to dining area.

DINING ROOM

10'3" x 9'2"

Double glazed sliding doors to conservatory, radiator, inset ceiling lights. Laminate style flooring.

KITCHEN

11'2" x 10'8"

Fitted with matching range of wall and base units with work surface over, stainless steel sink unit, built in electric oven and gas hob with extractor fan. integral dishwasher, space for fridge freezer, tiled splash backs, ceiling lights, window to rear, door to utility room. Door to shower room.

UTILITY ROOM

11'2" x 5'0"

Double glazed window to rear, ceramic tiled flooring, vertical radiator. Double glazed door to conservatory. Roll top work surface with space for white goods under.

CONSERVATORY

10'3 x 9'0"

Brick and UPVC double glazed construction with French doors to rear garden, ceramic tiled flooring, ceiling fan. Vertical radiator.

BEDROOM FOUR/STUDY

12'3 x 7'6"

Double glazed window to the front. Sliding door to the shower room. Radiator. Inset ceiling lights.

SHOWER ROOM

10'8 x 4'6"

Low level WC, wash hand basin with cupboard storage under, tiled double shower cubicle. Inset ceiling lights.

LANDING

Airing cupboard with recently replaced "VAILLANT" combi boiler, access to loft space.

BEDROOM ONE

12'8 X 10'4"

Double glazed window to front, radiator, built in wardrobes to one wall with sliding doors, shelving and hanging rails.

BEDROOM TWO

10'3" x 8'10"

Double glazed window to rear, radiator, built in WALK IN wardrobe.

BEDROOM THREE

12'8" (max) x 8'0"

Double glazed window to front, radiator, built in wardrobe.

BATHROOM

Obscure double glazed window. RECENTLY RE-FITTED in a white suite comprising of a free standing roll edge bath, low level WC and a storage unit with free standing sink with mixer tap over. Fully tiled, ceramic tiled flooring and a chrome heated towel rail.

REAR GARDEN

Fully enclosed rear garden with wooden panelled fence. Paved patio area, mainly laid to lawn with flower and shrub borders, gate leading to front.

FRONT GARDEN

Driveway leading to garage. Gated access to the side.

