



23 Lansdown Close, Daventry, Northamptonshire, NN11 0GP

HOWKINS &
HARRISON

23 Lansdown Close, Daventry,
Northamptonshire, NN11 0GP

Guide Price: £315,000

A modern and well presented three bedroom terrace home situated in a quiet cul-de-sac position, offering versatile family living accommodation nestled in the popular Lang Farm estate, within easy reach of local amenities such as shops, schooling and Daventry Country Park.

Features

- Three bedrooms with en-suite to master
- Sought after location
- Close to shops, schools and country park
- Modern and well presented throughout
- Sitting room
- Open plan kitchen/diner
- Family bathroom
- Conservatory with air conditioning
- Low maintenance rear garden and summer house
- Driveway parking
- EPC Rating - C



Location

The area known as Lang Farm was built on the outskirts of the market town of Daventry. Lang Farm is situated about a mile and a half north of the town centre, close to the open countryside and with easy access to local walks, the Grand Union Canal and Drayton Reservoir where you will find a well-established sailing club.

Just a short walk away, is a small shopping area offering a Chemist, Supermarket, Dentist, Doctors, Public House and Daventry Country Park.

Daventry town centre offers many local shops, post office, supermarkets, banks, hairdressers and coffee shops and on Tuesdays and Fridays you can enjoy the local market.



Ground Floor

The property enters through a composite Upvc door stepping into the entrance hall, laid with laminate wood effect flooring that follows throughout the ground floor and a downstairs cloakroom. The sitting room features a modern wall mounted gas fireplace and bay window overlooking the front aspect, leading through to the open plan kitchen/diner, passing the stairs rising to the first floor accommodation and storage cupboard. The kitchen has a range of modern gloss wall mounted and floor standing units, with work surfaces incorporating a 1.5 ceramic sink, integrated oven with 5 ring gas hob and extractor over, integrated dishwasher, space and plumbing for washing machine and freestanding fridge/freezer. The dining area adjoins the kitchen with French Upvc doors to the conservatory, fitted with air conditioning and doors out onto the rear garden.

First Floor

The landing leads to all principal rooms, with built-in storage and loft ladder to a fully boarded loft housing the combi gas fired boiler. There are three bedrooms with the master enjoying built-in wardrobes and en-suite shower room with Bluetooth enabled controls, WC and wash basin. The family bathroom comprises of shower over bath, WC and wash basin.

Outside

The front of the property allows parking for 2 vehicles on a block paved driveway, leading to the front door, under a storm porch with pillars. The low maintenance rear garden is primarily laid with wooden decking and paving slabs, featuring raised sleeper flower beds and boasting an impressive summer house with light and power all enclosed by wooden fence panelling.

Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01327-316880.

Fixtures and Fittings

Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

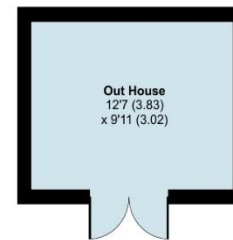
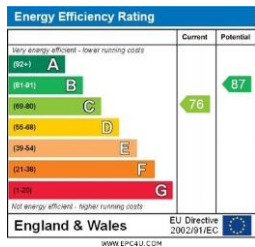
Services

None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

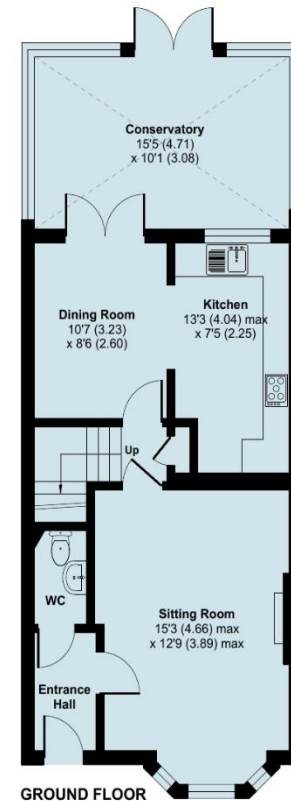
Local Authority

West Northamptonshire Council Tel: 0300-126700

Council Tax Band - C



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential).
Produced for Howkins & Harrison. REF: 1238752. © nichcom 2025.

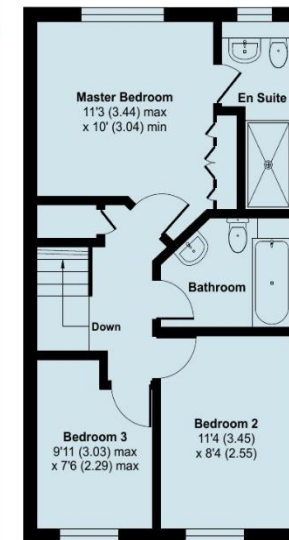
Lansdown Close, Daventry, NN11

Approximate Area = 1125 sq ft / 104.5 sq m

Outbuilding = 124 sq ft / 11.5 sq m

Total = 1249 sq ft / 116 sq m

For identification only - Not to scale



Howkins & Harrison

27 Market Square, Daventry, Northamptonshire NN11 4BH

Telephone 01327 316880
Email property@howkinsandharrison.co.uk
Web howkinsandharrison.co.uk
Facebook HowkinsandHarrison
Twitter HowkinsLLP
Instagram HowkinsLLP



rightmove
find your happy



This document is made from fully recyclable materials.
We are working on ways to move all of our products to recyclable solutions.