



32 London Road, Daventry, Northamptonshire, NN11 4BZ

HOWKINS &  
HARRISON



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Northamptonshire, NN11 4BZ

Guide Price: £375,000

An established and distinctive double front detached family home with castellated features, originally serving as the presbytery for the Roman Catholic Church, offering spacious and versatile living accommodation with high ceilings and period details throughout. Nestled in the heart of Daventry, this property sits conveniently for local schooling, shops and parks, available with driveway parking and single garage.

### Features

- Spacious four bedroom detached house
- Three reception rooms
- Fitted kitchen
- Cellar storage
- Family bathroom and downstairs cloakroom
- Low maintenance rear garden
- Close to Town Centre
- Good road links
- EPC Rating - D



## Location

Daventry town centre is an easy walk away from this property, where on Tuesdays and Fridays you can enjoy the local market. Many local shops, post office, supermarkets, banks, hairdressers and coffee shops are all within walking distance. Close by there are many routes in and around the area to truly enjoy fresh air and the sights and sounds of the countryside. Daventry Country Park and the Drayton Reservoir are also within close proximity.

## Agents Note

Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.



## Ground Floor

The property is entered through to the large entrance hall leading to all principal rooms including the downstairs cloakroom, stairs rising to the first-floor accommodation, and doorway with steps to the cellar. The ground floor boasts high ceilings with the sitting room and dining room featuring bay windows to the front aspect, and utility room to the rear. The fitted kitchen has a range of floor standing and wall mounted cabinets, with work surfaces incorporating stainless steel sink, with space and plumbing for all appliances.

## First Floor

There are four double bedrooms making up the first floor, accompanied with a spacious family shower room and large airing cupboard on the landing.

## Outside

The front has a concrete driveway leading to single double length garage, with side gated access to the rear.

The low maintenance garden is an even split of gravel and block paving, with stairs leading down to the cellar door, all enclosed by high standing brick walls.



## Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison. Contact [Tel:01327-316880](tel:01327-316880).

## Fixtures and Fittings

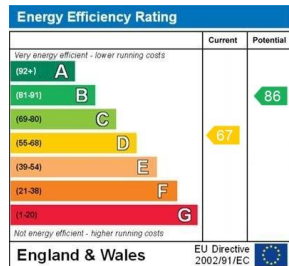
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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

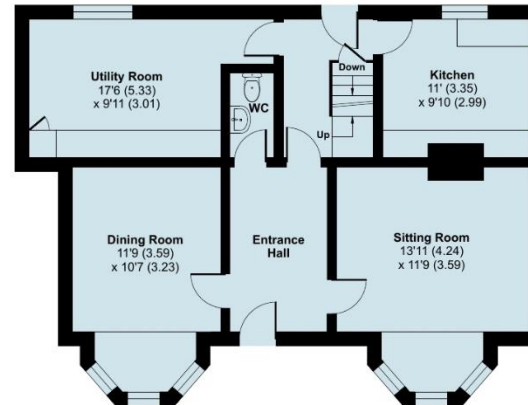
West Northamptonshire Council-Tel:0300-126700  
Council Tax Band-C



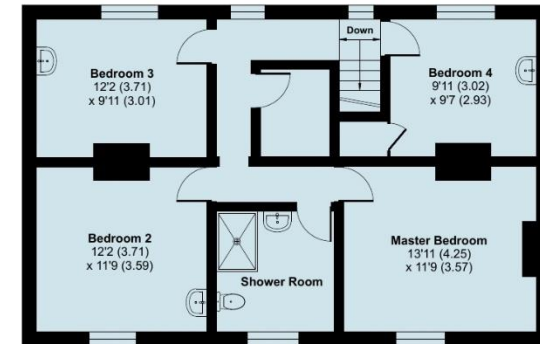
## London Road, Daventry, NN11

Approximate Area = 1964 sq ft / 182.4 sq m

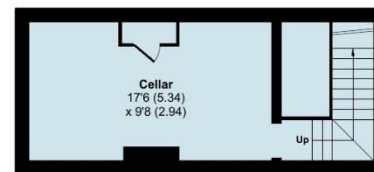
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



CELLAR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Howkins & Harrison. REF: 1272806

## Howkins & Harrison

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