



13 Lincoln Way, Daventry, Northamptonshire, NN11 4SX

HOWKINS &
HARRISON

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Northamptonshire, NN11 4SX

Guide Price: £190,000

A well-presented two-bedroom terraced home, offered for sale with no onward chain - ideal for first-time buyers or investors. The property benefits from driveway parking, a garage, and is situated in a quiet residential area within easy reach of the Town Centre.

Features

- Sold with no onward chain
- Two bedroom home
- Ideal for investors or first time buy
- Garage and off-road parking
- Spacious lounge
- Fitted kitchen/diner
- Bathroom
- Enclosed rear garden
- Close to local amenities
- 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

Step into a handy entrance porch that leads into a bright and spacious sitting room, with a large front-facing window bringing in plenty of natural light. Stairs lead up to the first floor and the kitchen/diner adjoins to the rear. The kitchen is fitted with a good range of base and wall units, generous worktop space, a 1.5 stainless steel sink, integrated oven and hob with extractor, plus space and plumbing for both a washing machine and freestanding fridge-freezer. There's room for a dining table, making it ideal for everyday living and entertaining, while French UPVC doors open out to the garden.

First Floor

The first floor boasts two generously sized double bedrooms, with bedroom one benefiting from built-in storage. Completing the floor is the family bathroom, featuring a shower-over-bath, WC, and wash basin.

Outside

The front garden features a block-paved driveway with space for two vehicles, leading to a single garage and a UPVC front door. At the back, the garden includes a paved patio area, mostly laid to lawn, and is fully enclosed with fence panels.

Viewing

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

Fixtures and Fittings

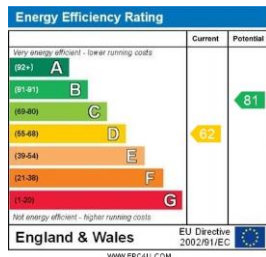
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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-B

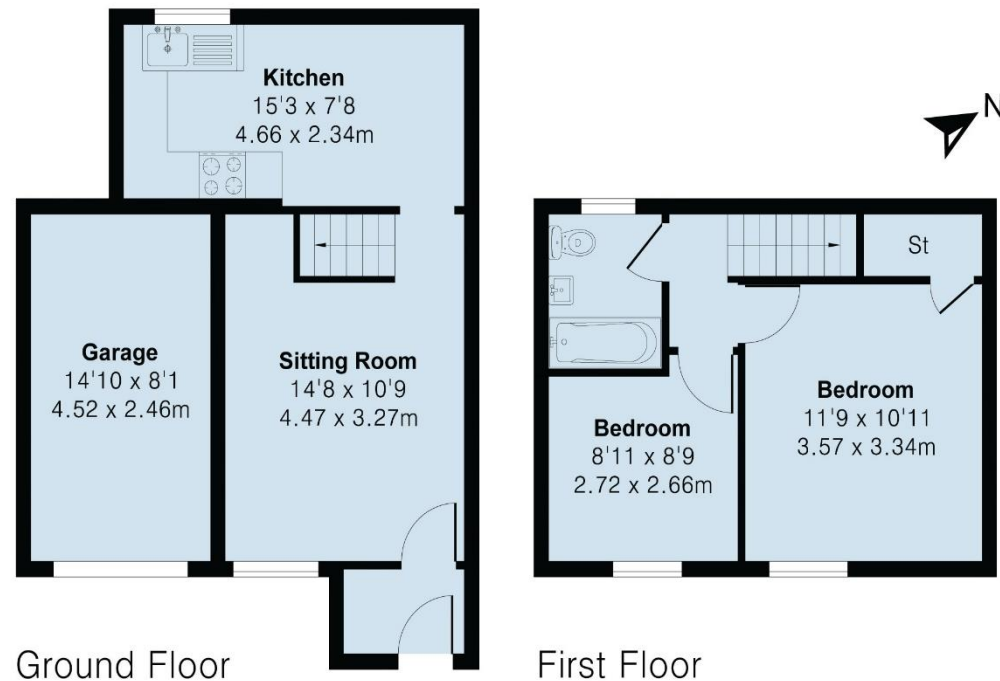


Approximate Gross Internal Area 714 sq ft - 67 sq m

Ground Floor Area 298 sq ft – 28 sq m

First Floor Area 285 sq ft – 27 sq m

Garage Area 118 sq ft – 11 sq m



Howkins & Harrison

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Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract. All measurements are approximate. The Fixtures, Fittings, Services & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale.



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