



11b West Street, Weedon, Northamptonshire, NN7 4QU

HOWKINS &
HARRISON

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Northamptonshire, NN7 4QU

Guide Price: £470,000

A well-presented detached family home in the sought-after village of Weedon. Offering generous and flexible living accommodation, this property is ideal for a range of family needs. There is ample off-road parking for multiple vehicles, along with attractive lawned gardens to the front and rear. Inside, the property features three reception rooms, providing options for a sitting room, dining room, home office, study or playroom. A fitted kitchen, downstairs WC and a bright conservatory complete the ground floor.

Upstairs, there are four double bedrooms, including a master with en-suite shower room, plus a well-appointed family bathroom.

Situated close to local amenities and transport links, this home combines space, versatility and a convenient location.



Features

- Detached family home
- Four double bedrooms
- En-suite to master and family bathroom
- Three reception rooms including sitting room, dining and home office/study
- Modern shaker style fitted kitchen
- Downstairs cloakroom
- Driveway offering ample off-road parking
- Front and rear gardens
- Village location with local amenities
- EPC Rating - D



Location

Weedon Village, also known as Weedon Bec, is a highly desirable Northamptonshire village located just four miles from Daventry and within easy reach of Northampton. It enjoys excellent transport links, with the A5 and nearby M1 motorway providing swift road access, and Long Buckby train station offering direct services to London and Birmingham—making it ideal for commuters seeking a more rural setting.

The village has a rich heritage, with its roots dating back to Anglo-Saxon times. Its most notable historic feature is the Royal Ordnance Depot, built during the Napoleonic era, now home to independent shops and a visitor centre. The Grand Union Canal runs through the heart of the village, offering pleasant towpath walks, while the surrounding countryside provides plenty of outdoor space to enjoy. Architectural highlights include attractive stone cottages, Victorian terraces, and the impressive 19th-century Weedon Viaduct.

Weedon offers a good mix of local amenities, including pubs, cafés, a doctor's surgery, pharmacy, and post office, as well as a popular primary school rated "Good" by Ofsted. The village has a strong sense of community, with numerous clubs and societies, regular events, and recreational spaces such as the Pocket Park and riverside walks along the Nene.

In short, Weedon Village combines heritage, community, and excellent connectivity, making it one of Northamptonshire's most attractive places to live.





Ground Floor

Step inside this inviting ground-floor property through a UPVC door into a hallway with solid wood flooring that continues into the sitting and dining rooms. The hallway provides access to all the main rooms, including a downstairs cloakroom, stairs to the first floor, and useful understairs storage. The spacious sitting room has been extended and features a gas fireplace as a focal point. It opens into the extended dining room, and leads through sliding patio doors into the conservatory, offering pleasant garden views and direct access outside.

The kitchen is accessible from both the hallway and dining room, creating a convenient layout. It includes modern shaker-style base and wall units, work surfaces with a double round sink and drainer, an integrated oven with gas hob and extractor, and space with plumbing for a dishwasher, washer/dryer, and freestanding fridge/freezer. There is also an additional reception room, ideal for use as a home office, playroom, or second sitting room, providing flexible living options. This ground-floor space offers a practical and comfortable layout.

First Floor

On the first floor, there are four double bedrooms, including a master bedroom with an en-suite shower room and built-in storage. The landing features an airing cupboard, and the family bathroom includes a shower over a P-shaped bath, WC, and wash basin. A practical and well-laid-out space for comfortable family living.

Outside

To the front, the property benefits from a spacious driveway providing parking for several vehicles, with a paved pathway leading through a neatly kept lawn to the front door. There is side gated access on one side and a decorative wrought iron gate on the other, with the frontage enclosed by fence panelling and a low brick wall topped with wrought iron detailing for added character.

The rear garden is mainly laid to lawn, with a paved patio area directly off the conservatory—ideal for outdoor seating. Well-stocked borders and mature hedging offer a pleasant outlook, while an established tree creates a focal point in the centre of the garden. A decked area provides an additional spot for seating or storage, and the entire garden is securely enclosed with fencing.





Agents Note

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

Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison on 01327 316880.

Fixtures and Fittings

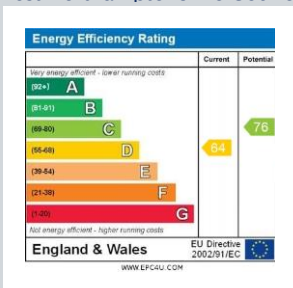
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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

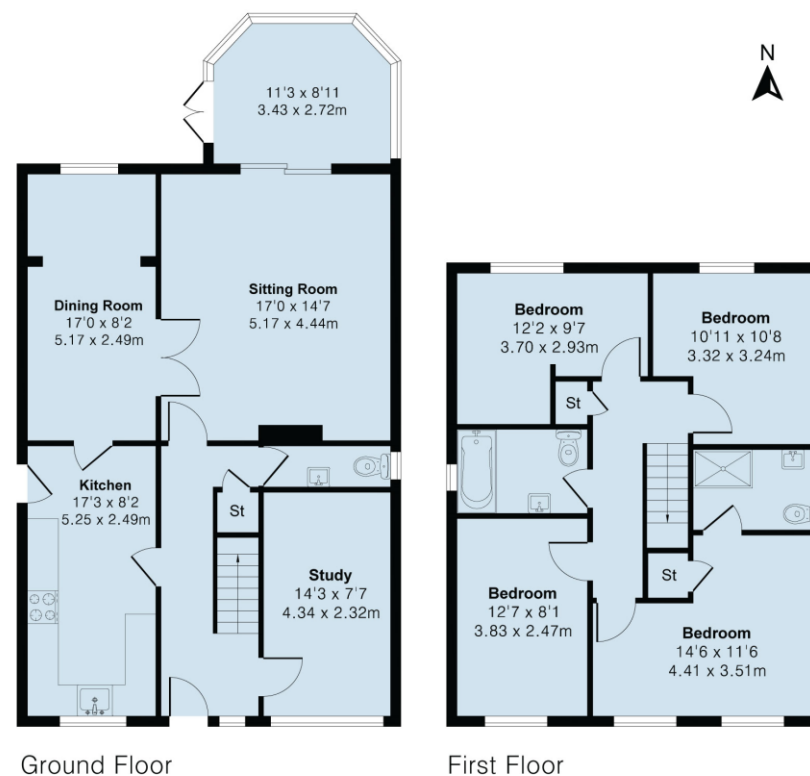
West Northamptonshire Council: 0300-126700 Council Tax-D



Approximate Gross Internal Area 1549 sq ft - 143 sq m

Ground Floor Area 898 sq ft – 83 sq m

First Floor Area 651 sq ft – 60 sq m



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



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