



16 Linden Way, Daventry, Northamptonshire, NN11 4WB

HOWKINS &
HARRISON

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Northamptonshire, NN11 4WB

Guide Price: £350,000

Offered with no onward chain, this modern and nearly new three-storey townhouse is in the popular Staverton Lodge development near Daventry. The property provides generous and flexible living space across three floors, along with off-road parking for multiple vehicles. Ideally situated with excellent road links to Northampton, Rugby, and Long Buckby Train Station, it's a well-connected and convenient choice. Still covered by its 10-year build warranty, this is a smart, move-in-ready home.

Features

- Sold with no onward chain
- Nearly new three-storey townhouse
- Three bedrooms
- Two en-suites and Jack and Jill family bathroom
- Sitting room
- Fitted kitchen
- Separate dining area
- Good transport links
- Local amenities
- 8 years builders warranty remaining

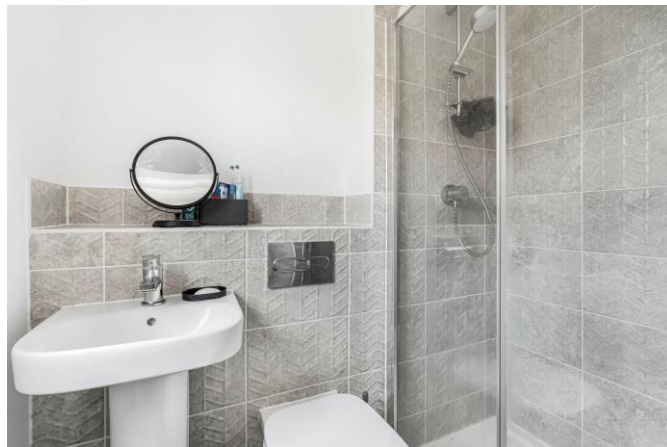


Location

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.

Ground Floor

You enter the property via a modern composite UPVC door into a welcoming entrance hall, laid with wood-effect laminate flooring that continues throughout the ground floor. There's practical understairs storage and a handy downstairs cloakroom. The fitted shaker-style kitchen offers ample worktop space and includes a 1.5 stainless steel sink and drainer, built-in oven, gas hob with extractor, and integrated appliances: fridge/freezer, dishwasher, and washing machine. The gas-fired boiler is also located here. The kitchen flows into a comfortable dining area, ideal for everyday use. At the rear, the light and airy sitting room features UPVC French doors that open directly onto the garden, making it easy to enjoy the outdoor space.



First Floor

The first floor boasts two generously sized double bedrooms. One features its own en-suite shower room, while the other enjoys access to a modern Jack-and-Jill bathroom, complete with a shower over the bath, WC, and wash basin, shared conveniently with the landing. There is a handy built-in storage cupboard on the landing, and stairs lead to the top floor.

Second Floor

The top floor is dedicated to a well-presented master suite, offering a generous bedroom, a walk-in dressing area with built-in wardrobes, and a stylish en-suite shower room.

Outside

The front of the property features a neat, low-maintenance garden with well-stocked borders, enclosed by a classic wrought-iron fence. A paved path leads directly to the front door. To the side, there's tandem parking for multiple vehicles and gated access to the rear garden. At the back, you'll find a well-kept lawn, a paved patio seating area, and space for a storage shed, all enclosed by fence panelling for privacy. There are also useful additions like an external water point and power sockets at the rear of the house.

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

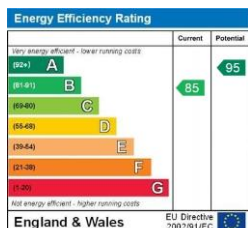
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Local Authority

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

Agents Note

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



Howkins & Harrison

27 Market Square, Daventry, Northamptonshire NN11 4BH

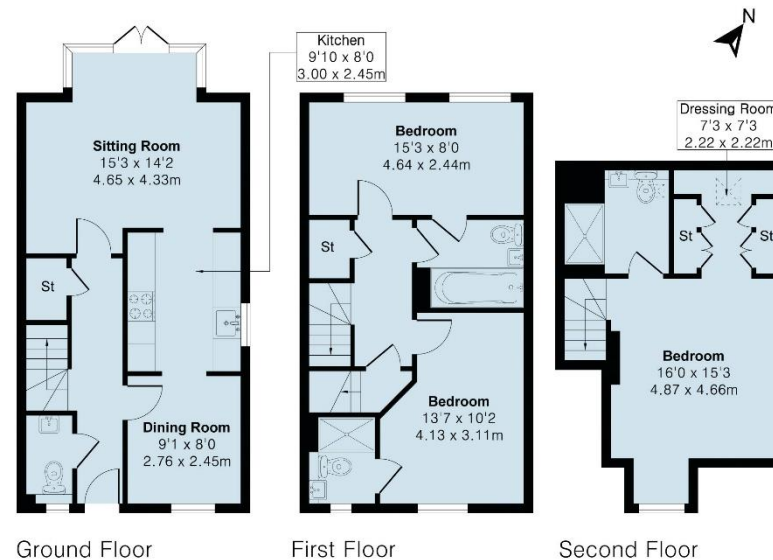
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Approximate Gross Internal Area 1199 sq ft - 111 sq m

Ground Floor Area 464 sq ft - 43 sq m

First Floor Area 434 sq ft - 40 sq m

Second Floor Area 301 sq ft - 28 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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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