



13 Grenadier Road, Daventry, Northamptonshire, NN11 9HQ

HOWKINS &
HARRISON

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Northamptonshire, NN11 9HQ

Guide Price: £290,000

A beautifully presented three-bedroom semi-detached home, offering stylish and versatile accommodation throughout.

The ground floor features a welcoming sitting room, a spacious kitchen/dining room, a light-filled conservatory, a practical study, and a downstairs cloakroom. Upstairs, there are three well-proportioned bedrooms served by a modern family bathroom.

Outside, the property enjoys off-road parking for multiple vehicles and a well-maintained garden, ideal for relaxing or entertaining. Situated in Cherry Orchard, this home is perfect for families or professionals seeking comfortable and contemporary living.

Features

- Semi-detached property
- Block-paved driveway with off-road parking for two vehicles
- Three well-proportioned bedrooms
- Fitted kitchen with adjoining dining area
- Family bathroom
- Conservatory
- Tiered rear garden
- EPC Rating - C



Location

Daventry Town Centre offers easy access to a variety of local amenities. On Tuesdays and Fridays, the town comes alive with its bustling market, providing fresh produce and unique finds. Nearby, you'll find a selection of independent shops, a post office, supermarkets, banks, hairdressers, and inviting coffee shops, all contributing to the town's vibrant community atmosphere.

For outdoor enthusiasts, the area boasts numerous scenic walking routes, perfect for enjoying the fresh air and the picturesque countryside. Just a short distance away, Daventry Country Park offers a tranquil retreat with its expansive reservoir, nature trails, and a playground, making it an ideal spot for family outings. Additionally, the Drayton Reservoir, renowned for its excellent fishing opportunities, is located nearby, catering to those interested in angling.

Whether you're seeking the convenience of town living or outreach to nature, this location provides the best of both worlds.

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

Enter the property through a UPVC front door into a welcoming entrance area leading to a small sitting room, cloakroom, and storage cupboard. From the hallway, step into the main sitting room, which features a gas fire and provides a comfortable living space. To the rear of the property is a modern kitchen/dining room, fitted with cream gloss units, a stylish Cookmaster gas range cooker, and a useful pantry. The dining area flows seamlessly from the kitchen and opens through double sliding doors into a conservatory, overlooking the attractive tiered rear garden. A side door from the kitchen provides access to a lean-to, offering additional storage space and access to both the front and rear of the property. There is also a door leading to a utility room. The ground floor benefits from laminate wood flooring throughout.

First Floor

Upstairs, the first floor comprises three bedrooms — two generous doubles with fitted wardrobes and a smaller double bedroom with built-in storage. There is also an airing cupboard housing the combi boiler and a further linen cupboard on the landing. The family bathroom is bright and spacious, featuring dual-aspect windows and a modern P-shaped bath with shower over.

Outside

To the front of the property is a block-paved driveway providing parking for two cars. Outside, the rear garden is tiered and laid with artificial turf, offering seating areas and featuring a brick-built shed, perfect for storage or use as a workshop.

Viewing

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

Fixtures and Fittings

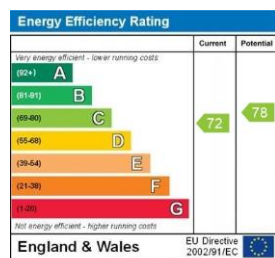
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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



Howkins & Harrison

27 Market Square, Daventry, Northamptonshire NN11 4BH

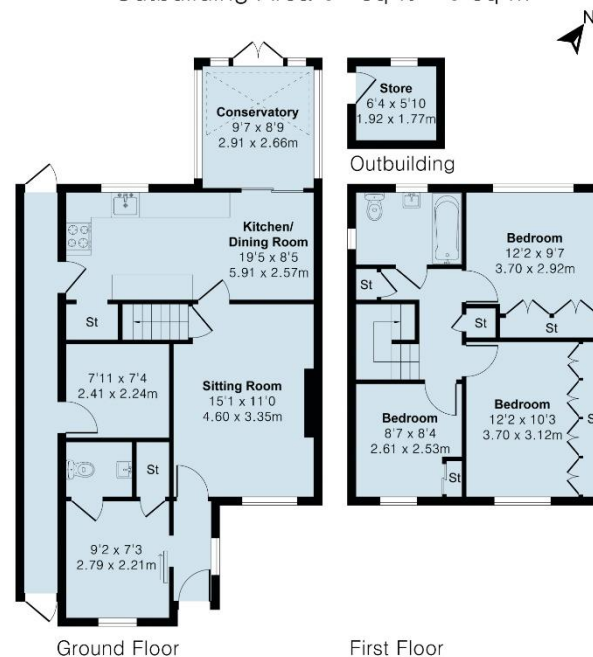
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Approximate Gross Internal Area 1114 sq ft - 104 sq m (Excluding Outbuilding)

Ground Floor Area 652 sq ft - 61 sq m

First Floor Area 462 sq ft - 43 sq m

Outbuilding Area 37 sq ft - 3 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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