



31 Harmans Way, Weedon, Northamptonshire, NN7 4PB

HOWKINS &  
HARRISON



31 Harmans Way, Weedon,  
Northamptonshire, NN7 4PB

Guide Price: £399,500

This four-bedroom detached home offers versatile living accommodation, ideal for couples or families, and is situated in a quiet, well-established area within the sought-after village of Weedon. The property enjoys close proximity to local amenities while retaining a peaceful village setting. Requiring some light cosmetic updating, it presents an excellent opportunity for buyers to personalise and add their own style. This property is sold with no onward chain.

### Features

- No onward chain
- Four bedrooms
- Downstairs cloakroom
- En-suite to master bedroom
- Large rear garden
- Garage
- Driveway for multiple vehicles
- Gas central heating
- EPC Rating - C



## 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

Enter the property through a modern grey uPVC partially glazed front door into a bright and welcoming porch, which in turn opens into a generous lounge. This attractive living space features stylish wall panelling to two elevations, adding character and warmth. A glazed internal door leads through to the dining room, which benefits from patio doors opening directly onto the garden, creating an ideal space for entertaining and family living.

Stairs rise to the first floor, positioned adjacent to an oak door giving access to the impressive kitchen. Recently modernised, the kitchen is fitted with a contemporary shaker-style range complemented by a sleek tiled splash back. A comprehensive selection of base and wall units provides excellent storage, along with an integrated dishwasher. There is space for an upright fridge/freezer, while cooking facilities include a substantial range-style cooker with a large electric oven, five-ring gas hob and extractor hood above. The kitchen is completed with a modern black sink and drainer.

An oak door leads through to a highly practical utility/pantry area, offering space for a washing machine and dryer, as well as additional storage and hanging space for coats. To the rear, an internal porch provides further access to the garden and leads to a fully tiled ground-floor cloakroom, fitted with a WC and hand basin.





## First Floor

The staircase rises to a spacious first-floor landing, from which all four bedrooms and the family bathroom are accessed. The generous principal bedroom enjoys an outlook to the front of the property and is complemented by a modern en-suite, fitted with a walk-in shower, hand basin and heated towel rail.

There are two further well-proportioned double bedrooms, one of which benefits from fitted wardrobes, along with a fourth bedroom which is a generous single overlooking the rear garden.

The family bathroom is fully tiled and thoughtfully appointed with a bath featuring a rainfall shower over, a hand basin and WC, all set within integrated storage units for a sleek and practical finish.



## Outside

To the front of the property is a substantial block-paved driveway providing off-road parking for multiple vehicles, together with a garage fitted with an up-and-over door. Gated access is available to both sides of the property, with brick-paved pathways leading through to the rear garden.

The rear garden is attractively arranged, featuring an Indian stone paved patio extending the full width of the property, ideal for outdoor dining and entertaining. A paved step leads up to a generous lawned area, which is bordered by raised beds planted with a variety of mature trees, shrubs and established plants, creating a pleasant and well-defined outdoor space.

## 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. Contact Tel:01327 316880.

## Fixtures and Fittings

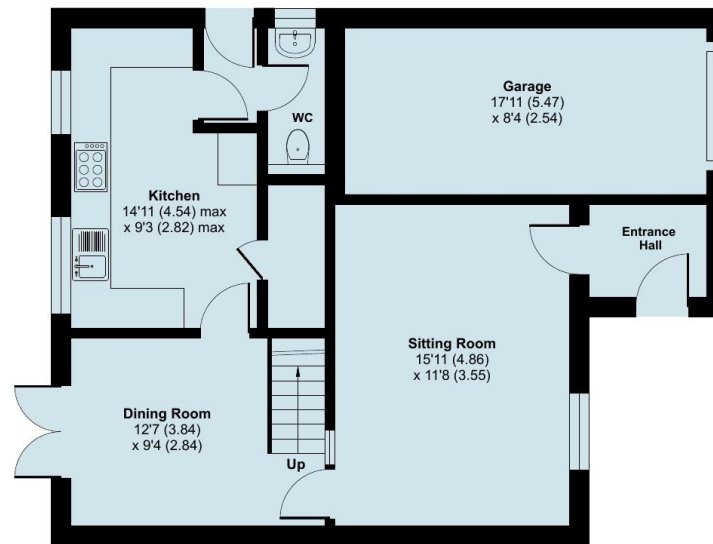
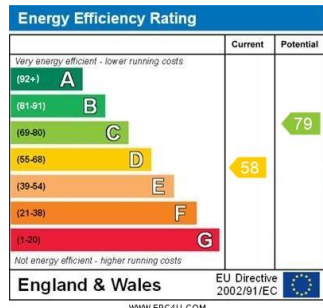
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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



GROUND FLOOR

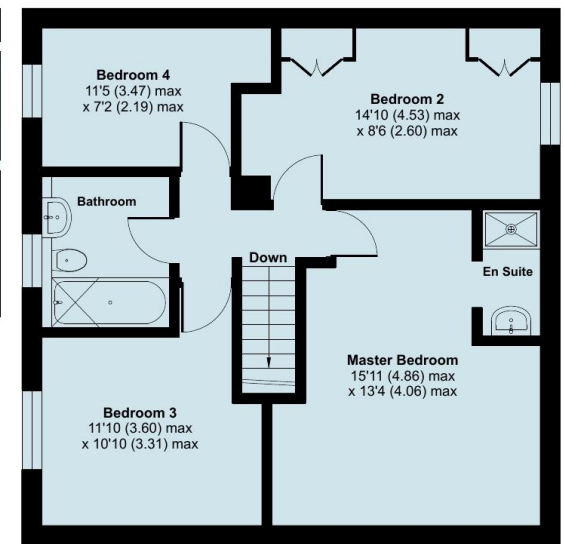
## Harmans Way, Weedon, Northampton, NN7

Approximate Area = 1147 sq ft / 106.5 sq m

Garage = 148 sq ft / 13.7 sq m

Total = 1295 sq ft / 120.2 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Howkins & Harrison. REF: 1394392

## Howkins & Harrison

27 Market Square, Daventry, Northamptonshire NN11 4BH

Telephone 01327 316880  
Email [property@howkinsandharrison.co.uk](mailto:property@howkinsandharrison.co.uk)  
Web [howkinsandharrison.co.uk](http://howkinsandharrison.co.uk)  
Facebook HowkinsandHarrison  
Twitter HowkinsLLP  
Instagram HowkinsLLP

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.



rightmove  
find your happy



This document is made from fully recyclable materials.  
We are working on ways to move all of our products to recyclable solutions.