



5 Mendip Court, Ashby Fields, Daventry, Northamptonshire, NN11 8SR

HOWKINS &  
HARRISON



5 Mendip Court, Ashby Fields,  
Daventry, Northamptonshire,  
NN11 8SR

Guide Price: £395,000

This well presented four bedroom detached family home which is situated in a secluded cul-de-sac position in the popular area of Ashby Fields in Daventry and close to local amenities. The property has been greatly improved by the current owners and worthy of an early viewing.

### Features

- A well presented four bedroom detached property
- Generous lounge/dining room with wood burning stove
- Stylish kitchen with breakfast bar
- Oak flooring throughout most rooms
- Primary bedroom with en-suite shower
- Private rear garden with outdoor/building/covered BBQ area
- Driveway with ample parking for several vehicles and garage
- Secluded cul-de-sac
- EPC Rating - C



## Location

Nestled on the ever-popular Ashby Fields development, this location places everyday essentials on your doorstep. The neighbourhood centre offers a doctor's surgery, dental practice, pharmacy, primary school, nursery, Tesco Express, a takeaway fish & chip shop, and a welcoming family pub, all just a short stroll away. Daventry Country Park is also within easy walking distance, with Daventry town centre around a 10-minute walk, making shopping, leisure and green space wonderfully accessible.



## Ground Floor

Enter via a solid wooden front door into a inviting entrance hall with decorative panelling on the walls and engineered oak flooring, which runs throughout the majority of the family home. There is a tow piece cloakroom and an understairs storage cupboards, oak glazed doors into a good-sized sitting room, with a dining area to one end and an attractive bay window overlooking the front, a feature fireplace with wood burner stove. A tiled roof conservatory making a versatile living space with a door providing access to the garden. The kitchen/breakfast rooms runs from front to back with windows to both ends, stunning white gloss base and eye level units with integrated full height fridge and freezer flanks the eye level oven and microwave and an undercounter wine fridge; a grey veined marble work surface and splash back add contrast. There is a freestanding range cooker with 5 ring gas hob and extractor fan above, and a breakfast bar to seat four. A utility cupboard has space for both washing machine and dryer stacked.

## First Floor

The stunning oak staircase with motion sensor skirting lighting, rise to a half landing with arch window overlooking the rear garden and on up to the first floor with oak flooring throughout the bedrooms. The primary bedroom has a window to the front benefits from fitted wardrobes and units as well as an ensuite shower and WC. There are two further double bedrooms with fitted wardrobes and a fourth generous single with fitted wardrobes. The family bathroom comprises, a corner shower, basin with fitted storage above and below, WC and heated towel rail.







## Outside

To the front of the property there is an established palm tree and brick paved driveway with ample parking for multiple cars and a spacious garage with power and light. There is access to the rear garden via a side gate.

The enclosed private rear garden has a paved seating area with raised beds and steps up to the lawned area; on the decked area is a shed with power and light currently used as extra living space but could be a home office. There is also a covered BBQ/outside kitchen area with light and power and unfinished roof, perfect for summer evenings.

## 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 Tel: 01327-316880.

## Fixtures and Fittings

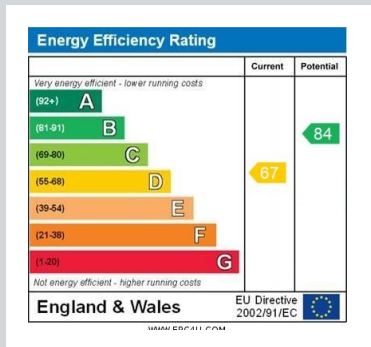
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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



## Approximate Gross Internal Area 1224 sq ft - 113 sq m (Excluding Garage & Outbuilding)

Ground Floor Area 703 sq ft – 65 sq m

First Floor Area 521 sq ft – 48 sq m

Garage Area 152 sq ft – 14 sq m

Outbuilding Area 84 sq ft – 8 sq m



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.

## Howkins & Harrison

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