



37 Brampton Grange Drive, Middlemore, Daventry, Northamptonshire, NN11 8BE

HOWKINS &  
HARRISON



37 Brampton Grange Drive,  
Middlemore, Daventry,  
Northamptonshire, NN11 8BE

Guide Price: £287,500

This beautifully presented three-bedroom semi-detached home provides bright, modern living and enjoys an enviable position on the Middlemore estate, overlooking green space and a nearby children's playground. The property is exceptionally well maintained and ready to move in.

### Features

- Three bedroom semi-detached property
- Beautifully presented
- Kitchen/Diner
- Lounge with conservatory
- Master bedroom with en-suite
- Off-road parking and generous garage
- To the front, the property enjoys open views across green space.
- Close to Daventry Country Park and local amenities
- 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.



## Ground Floor

Entered via a part-glazed front door, the property opens into a bright and welcoming hallway, benefiting from useful understairs storage and a downstairs cloakroom fitted with a white WC and wash hand basin. Doors lead to the stylish kitchen diner, which is fitted with contrasting gloss white and wood-effect base and eye-level units. Integrated appliances include a double oven, gas hob with extractor fan above, with space provided for a washing machine, dishwasher, and fridge freezer. The spacious dining area features double doors opening onto the rear garden, while a picture window to the front floods the room with natural light. A further door leads to the lounge, which offers a feature fireplace, a front-facing window, and double doors opening into the conservatory. The conservatory in turn opens onto the rear garden, creating a bright and versatile living space.

## First Floor

Stairs rise to the first-floor landing, giving access to a spacious principal bedroom with a front-facing window and an en suite comprising a walk-in shower with grey tiling, a pedestal wash hand basin, WC, and mosaic-effect vinyl flooring. There is a further double bedroom to the front aspect, which also houses a useful airing cupboard. The third bedroom is another double, currently used as a home office, and enjoys views over the rear garden. The family bathroom is fitted with a white suite and features a bath with shower over, wash hand basin, and WC, complemented by a grey tiled floor and a rear-facing window.







## Outside

To the front, the property is bordered by a box hedge with a path leading to the front door and provides off-road parking for two vehicles. A generous single garage can also be accessed from the rear of the property.

The private rear garden is enclosed and features a brick-built raised shrub and flower border, a paved seating area in front of the kitchen diner and conservatory, and a BBQ. The remainder of the garden is laid to astroturf and there is also a useful shed.

## Agents Note

The property is subject to an annual maintenance charge of approximately £162.29 (£13.52 per month). 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

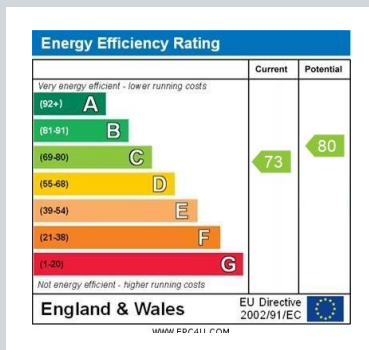
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

## 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-C



## Approximate Gross Internal Area 940 sq ft - 87 sq m (Excluding Garage)

Ground Floor Area 516 sq ft – 48 sq m

First Floor Area 424 sq ft – 39 sq m

Garage Area 199 sq ft – 18 sq m



## Howkins & Harrison

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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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