



14 Cheriton Close, Lang Farm, Daventry, Northamptonshire, NN11 0GD

HOWKINS &
HARRISON

14 Cheriton Close, Lang Farm,
Daventry, Northamptonshire,
NN11 0GD

Guide Price: £375,000

A four-bedroom detached family home offered with NO UPWARD CHAIN. the property has a sitting room with archway through to the dining room. A fitted kitchen/breakfast room. To the first floor there are four bedrooms and en-suite and family bathroom. Outside a south facing garden with a good degree of privacy, to the front a double width driveway which leads to the garage.

Features

- A four bedroom detached family home
- Offered with no upward chain
- Kitchen/breakfast room
- Sitting room with archway through to the dining room
- Four bedrooms with en-suite to the main bedroom
- South-facing rear garden
- Single integral garage
- EPC Rating - C



Location

Lang Farm is a modern residential development situated approximately 1.5 miles north of Daventry town centre. This peaceful and family-friendly neighbourhood offers easy access to the surrounding countryside, making it ideal for outdoor enthusiasts. Nearby, you'll find the Grand Union Canal and Drayton Reservoir, the latter being home to the Rugby Sailing Club and renowned for its match fishing opportunities. For daily conveniences, a small shopping area is within walking distance, featuring a chemist, supermarket, dentist, doctors' surgery, and a public house. Additionally, Daventry Country Park, a 66-hectare local nature reserve, is close by, offering a bird hide, nature trail, adventure playground, and a café.

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

Entrance via a double-glazed door into the hallway with stairs rising to the first floor landing and an understairs storage cupboard. Glazed doors lead through to the sitting room, with a further panelled door leading to the downstairs WC and kitchen/breakfast room.

The downstairs WC is fitted with a two-piece suite comprising a low level WC and wall mounted wash hand basin with tiled splashback, together with a radiator and extractor fan.

The sitting room features a boxed bay window to the front elevation providing good natural light and two radiators. A square archway opens into the dining area, creating an open and sociable living space. The dining area enjoys uPVC double glazed French doors opening onto the rear garden and a panelled door leading through to the kitchen/breakfast room. The kitchen/breakfast room overlooks the rear garden with two windows and is fitted with a range of wall, base and drawer units with woodblock work surfaces over. There is a built-in Hotpoint oven and electric hob with extractor canopy above, space for a fridge/freezer, plumbing for a washing machine and dishwasher, and space for a breakfast table and chairs. A double-glazed door provides access to the side of the property.



First Floor

The first floor landing provides access to the loft space and features a window to the front elevation. There is a built-in airing cupboard housing the hot water cylinder and pressurised system, with panelled doors leading to four bedrooms and the family bathroom.

The main bedroom has two windows to the front elevation, a radiator and a built-in double wardrobe. A panelled door leads to the en-suite, which has been refitted and comprises a three-piece white suite including a low level WC, wash hand basin set within vanity cupboards and a fully tiled shower cubicle.

Bedroom two enjoys a window to the rear elevation, a built-in double wardrobe and laminate flooring.

Bedroom three also overlooks the rear with a window and benefits from built-in double wardrobes.

Bedroom four has a window to the front elevation, laminate flooring and a built-in cupboard.

The family bathroom features an obscure double-glazed window to the rear and a refitted three-piece white suite comprising a low level WC, pedestal wash hand basin and panelled bath with Triton power shower over and glass shower screen. The room is tiled to splashback areas and includes a chrome heated towel rail.

Outside

The south facing rear garden is enclosed by timber fencing and offers a good degree of privacy. The garden is mainly laid to lawn with a paved patio area, raised bed and a variety of shrubs and trees. A timber gate provides pedestrian side access. The integral garage is fitted with an up and over door and benefits from power and lighting. There is also a side pedestrian door and a wall mounted Worcester gas boiler. To the front of the property there is a tarmacked double width driveway providing off road parking, alongside a lawned area. A paved pathway leads to the front entrance and there is outside lighting.



Viewing

Strictly by prior appointment via the selling agents Howkins & Harrison on Tel: 01327-316880.

Fixtures and Fittings

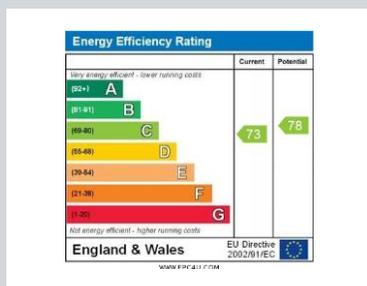
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

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-E



Approximate Gross Internal Area 1176 sq ft - 109 sq m (Excluding Garage)

Ground Floor Area 547 sq ft – 51 sq m

First Floor Area 629 sq ft – 58 sq m

Garage Area 142 sq ft – 13 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.



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