



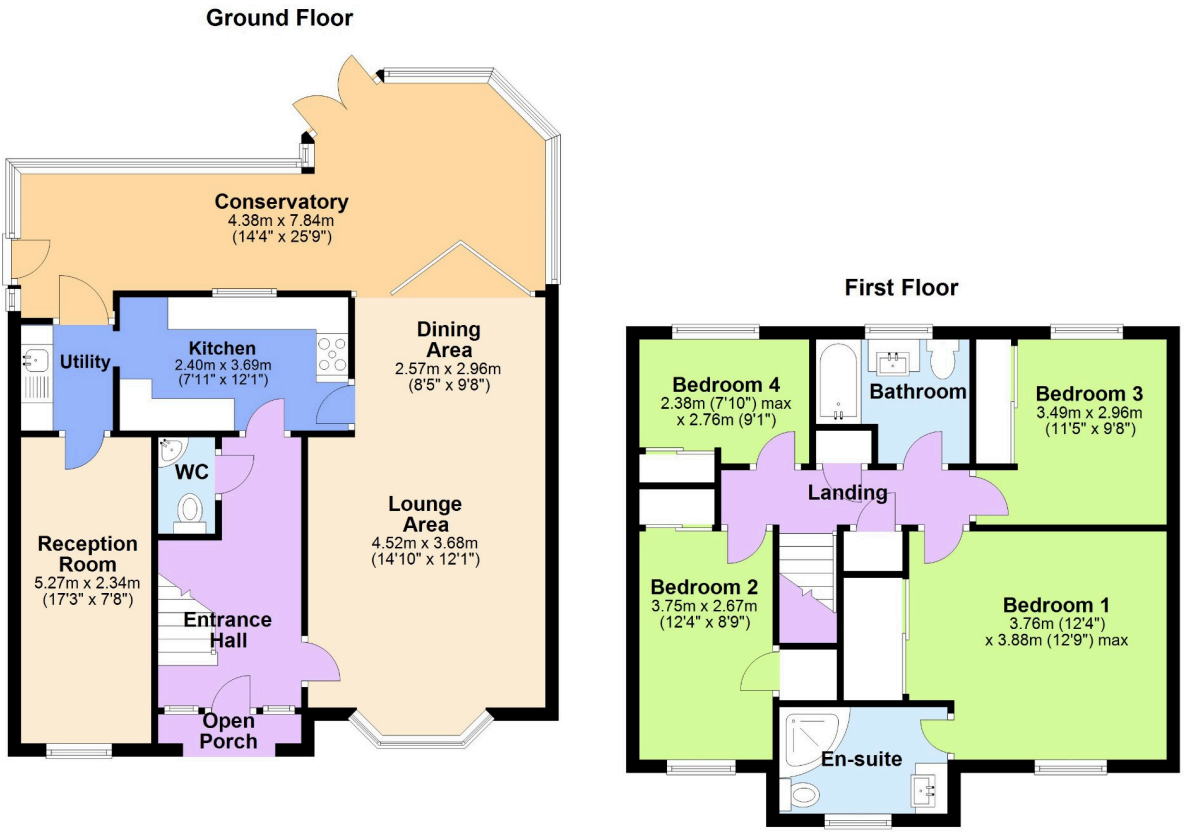
 01327 878926
 www.campbell-online.co.uk
 2 James Watt Close, Daventry NN11 8RJ

campbells

of Daventry












4 Bedrooms | 2 Bathrooms | 3 Reception Rooms | Conservatory



5 GAINSBOROUGH WAY

DAVENTRY, NN11 0GE

-  Four Bedroom Detached With En-suite Facilities
-  Replaced Kitchen and Utility Area
-  Converted Garage Providing An Additional Multi Function Room
-  Spacious Modern Layout With three Reception Areas
-  Stunning Replaced Family Bathroom And En-Suite
-  Off Road Parking For Three Vehicles
-  Modern Decoration And Beautifully Presented Throughout
-  Large Conservatory With A Solid Roof And Spotlighting
-  Private South Facing Well Maintained Rear Garden



LOCAL PROPERTY EXPERT MARK HEYCOCK

 01327 878926

 07843 561288

 mark@campbell-online.co.uk

We've sold our property today and would like to thank all the staff at Campbells Estate Agents, but most of all, we want to express our gratitude to Mark Heycock for his continuous help, hard work, and professionalism. Mark was incredibly friendly, dedicated, and honest throughout the entire process, making what can often be a stressful experience feel seamless and straightforward. His commitment to achieving the best possible outcome for us was evident from start to finish. We wholeheartedly recommend Mark and Campbells Estate Agents to anyone looking to buy or sell a property.

NAME: Paulina, Daventry - 23rd August 2024
ABOUT: Mark

Disclaimer: The information on this property, including floor plans, photographs, videos and virtual tours (available on the Campbells website) has been prepared to give, in our opinion, a fair description of the property. We have tried to detail the information as accurately as possible relying on the owner's input too, but we can't give any accuracy guarantee - all measurements are approximate. None of this information constitutes an offer or a contract, or part thereof. Please make sure you satisfy yourself as to the correctness of each statement contained in these particulars. Campbells have not tested any apparatus, equipment, fittings or services including any heating system so we cannot therefore verify that these are in good working order. We haven't carried out any form of survey and would advise that you make your own arrangements to instruct and obtain a qualified survey report prior to exchange of contracts. Your solicitor will look after all the legal matters relating to this property and agree with the owner's solicitor which items will be included in the sale. If you have any questions or concerns please just ask. Viewings and Offers are to be strictly handled by Campbells. Copyright Warning - You may use any of this material for your personal use, however, you may not reuse any of this information, which includes the pictures, to republish or redistribute or make any of this detail available in any other format to any other party which includes websites, any online platform, media or notice board without prior written consent from Campbells.



Four Bedroom Detached Property For Sale in Daventry.

This very well presented and modernised four-bedroom detached property for sale in Lang Farm, Daventry is in a superb location which is quiet and secluded, with ample off-road parking. Internally, the property has been 'opened-up' to produce a contemporary feel with a large family open-plan Lounge / Diner with bi-folding doors into a large conservatory area which, in turn, overlooks a very well-maintained sunny rear garden. If you are looking for a modern well presented family home this spacious 4-bedroom house boasts an incredibly modern layout, this property offers the perfect space for a growing family to create lasting memories. Once inside you will be welcomed by the beautifully presented interiors that exude elegance and style. The ground floor showcases generous reception areas, providing ample space for both entertaining guests and relaxing. The modern decoration throughout the property adds a touch of contemporary sophistication, creating a truly inviting atmosphere. The recently replaced kitchen and utility area are a dream for any aspiring chef. With ample counter space and high-quality appliances, preparing meals becomes a delight. The improved layout seamlessly flows into the spacious dining area, which is open plan into a lovely lounge area with a feature bay window, making it ideal for hosting dinner parties or enjoying family meals.

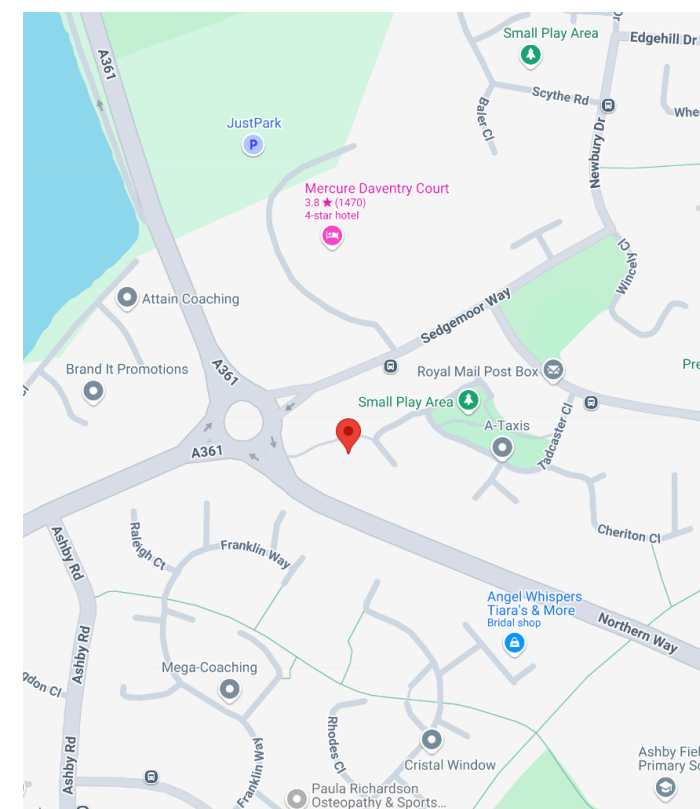
The large conservatory, complete with a solid roof and spotlighting offers a fantastic place to relax whatever the weather. This versatile space can be utilized as a playroom, home office, or simply as an additional lounging area. The converted garage is yet another impressive feature, providing a multi-function room to suit your lifestyle needs this area could also be utilised as a ground floor bedroom if you required a fifth bedroom. On the first floor, the property features four generously sized bedrooms all with built in wardrobes, each offering a peaceful retreat after a long day. The highlight of the first floor is the stunning en-suite facilities, providing ultimate convenience and privacy for the new owners. The replaced family bathroom also exudes elegance with its contemporary design, offering the family a relaxing haven to unwind and recharge. Further benefits of this property include a ground floor WC, smart understairs storage, replaced gas central heating system and combination boiler, UPVC double glazing and a air-conditioning unit in the master bedroom. This property also enjoys the convenience of off-road parking for up to three vehicles, ensuring you always have a space waiting for you. As you step outside, the private south-facing well-maintained rear garden offers a tranquil sanctuary to enjoy the outdoors and a glass of wine after a long day at work. Whether hosting summer barbecues or simply basking in the sunshine, this beautiful space is sure to impress.



LOCATION

Located on Lang Farm, this property is just a stone's throw away from the canal and countryside walks, allowing residents to embrace the idyllic surroundings and enjoy an active lifestyle. Nearby amenities, including schools, shops, and restaurants, are within easy reach, ensuring all your needs are catered for.

Daventry Country Park and the local amenities on Ashby Fields are all within reasonable walking distance. The Local Centre in Ashby Fields includes a Tesco Extra, Doctors' Surgery, Pharmacy, Dentist, Fish and Chip Shop, Pre-school Playgroup, Primary School and Family Restaurant / Pub.



Council Tax: Band E EPC: Rating C

“Don't miss the opportunity to make this stunning family house in Lang Farm, Daventry your forever home.”

