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2 James Watt Close, Daventry NN11 8RJ

**campbells**

*of Nether Heyford*












2 Bedrooms | 1 Bathroom | 1 Reception Room | Large Rear Garden

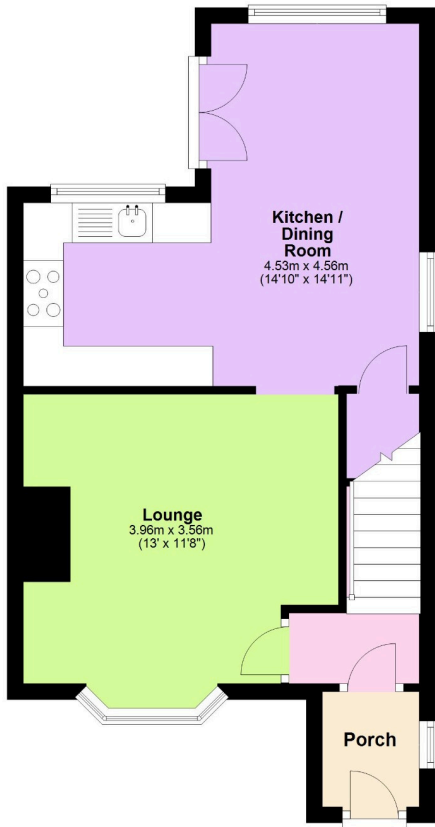


## 37 FURNACE LANE

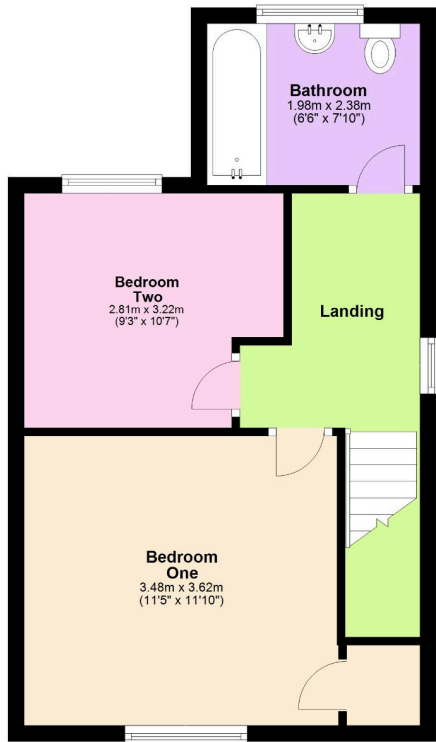
NETHER HEYFORD, NN7 3JS

-  Two Generously Sized Double Bedrooms
-  Off-Road Parking for Two Cars
-  Immaculate Condition Inside and Out
-  Modern, Open-Plan Kitchen / Diner
-  Charming Lounge with Feature Fireplace
-  Lovely Refitted Modern Bathroom
-  Mains Gas Central Heating Throughout
-  Perfect Home For First Time Buyers
-  Highly Sought After Village of Nether Heyford

Ground Floor



First Floor



### LOCAL PROPERTY EXPERT JAMIE CAMPBELL



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Campbells are my first choice of Estate Agents and I'd use them again in a heartbeat. The effort and professionalism put in by the team is outstanding. From beginning to end it felt as though I was dealing with friends (rather than a run of the mill outfit). They always had my best interests at heart and burdened all of the stresses from customers of my previous property to extremely challenging vendors of my current one. Don't change a thing and keep up the amazing work Campbells!

NAME: Matt, Greens Norton - 18th December  
ABOUT: Sian and Jamie

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.





## Two Bedroom Property For Sale in Nether Heyford, Northamptonshire

This beautifully modernised home is perfect for first-time buyers looking to enjoy village life in the picturesque and well-connected village of Nether Heyford in Northamptonshire.

The property has been thoughtfully updated by the current owners and is now presented in very good decorative order throughout. One of the standout features of this home is the large, landscaped rear garden, which provides a perfect area for relaxing or entertaining friends and family. With well-maintained lawns, mature shrubbery, and trees, this garden is a true highlight. The current owners have really enjoyed this outdoor space.

We are conducting private viewings for this property on Saturday 1st February so please let us know if you would like to come and take a look.

There is a patio area at the top of the garden, a seating area at the bottom, as well as several handy garden sheds.

There is also a brick-built outbuilding and a timber-built summerhouse (both with power) – creating two additional, useful spaces. The brick-built outbuilding is currently used as a utility room, as it also has plumbing and electricity.



Another huge attraction is the driveway at the front of the property, which has enough space for two cars.

Inside, the house is just as impressive, if not more so. Upon entering, you'll step into the welcoming entrance porch and hallway with beautiful ornate tiled flooring. The lounge at the front of the home is cosy yet bright, featuring a charming, open fireplace surrounded by built-in shelving, as well as a bay window – an ideal room for those cosy evenings in.

The heart of this home is the open-plan kitchen/diner at the rear, offering a sociable layout with modern touches. The kitchen boasts a range of white units with plenty of storage, a cooker, and dual-aspect windows and French doors that allows natural light to flood the room. The dining area opens directly onto the garden through the French doors, making it perfect for indoor-outdoor living.

Upstairs, there are two very spacious bedrooms. The main bedroom features an over-stairs cupboard, while the second bedroom overlooks the garden. The refitted bathroom is sleek and stylish, with a rainfall shower (set into the ceiling!) over the bath and tasteful tiling.

This property also benefits from mains gas radiator heating and UPVC double-glazed windows throughout.



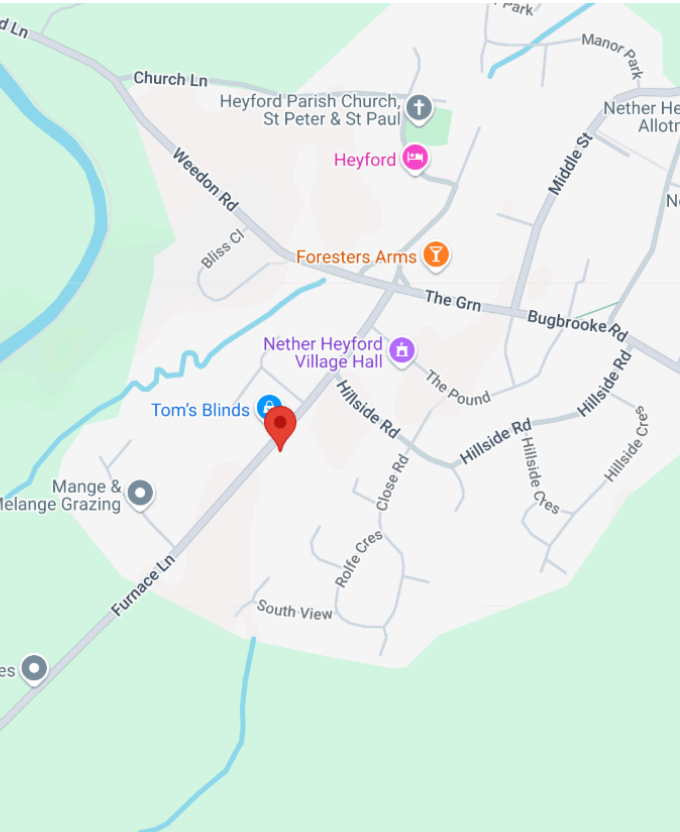
## LOCATION

Nether Heyford is a vibrant village just six miles west of Northampton, offering excellent connectivity to major transport routes, including the M1 (J16), A5, and A45. The village boasts a range of amenities centred around one of the largest village greens in the country. These include a general store/post office, butcher, hairdressers, a pub, and two churches.

Families will appreciate the highly regarded Nether Heyford Primary School, with secondary schooling available in nearby Bugbrooke and other surrounding areas. The village is also well-served by public transport, with a regular bus service to Northampton offering links to London and Birmingham via mainline trains.

For those who enjoy the outdoors, the Grand Union Canal runs through the village, providing picturesque walks and cycle routes. Nether Heyford's community spirit shines through with a variety of local clubs, activities, and events to get involved in.

This road itself has no buses or HGVs driving past, making it very quiet.



Council Tax: Band B    EPC: Rating TBC

Why You'll Love This Home...  
“This property offers the perfect blend of modern comforts and village charm. From the thoughtfully updated interiors to the stunning garden and the vibrant village lifestyle on your doorstep, it truly has it all. Whether you're downsizing, stepping onto the property ladder, or looking for a peaceful retreat, this home ticks all the boxes.”

