6 Braunston Lane
Staverton
DAVENTRY
NN11 6JG

Guide Price £350,000

- EXTENDED THREE/FOUR BEDROOM SEMI-DETACHED
- FITTED KITCHEN/BREAKFAST ROOM
- TWO FITTED BATHROOMS
- OFF ROAD PARKING
- POPULAR VILLAGE LOCATION
- SPACIOUS LOUNGE/DINER
- GROUND FLOOR BEDROOM/FAMILY ROOM
- GAS CENTRAL HEATING & DOUBLE GLAZING
- NO UPWARD CHAIN
- ENERGY EFFICIENCY RATING C

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PERSONAL • PROFESSIONAL • PROACTIVE

A THREE/FOUR-bedroom semi-detached home set in a desirable position overlooking a park, this property offers generous, flexible living and the added advantage of NO ONWARD CHAIN. The ground floor provides a spacious lounge/diner and a fitted kitchen/breakfast room, together with a further reception room that lends itself perfectly to a family room, home office or even a fourth bedroom if required. An enclosed rear garden completes the outdoor space, while off-road parking sits to the front.

Upstairs, three well-proportioned bedrooms are served by two bathrooms, one of which has been recently refitted. The home benefits from double glazing and gas central heating, creating a comfortable and practical environment throughout.

Staverton remains one of Northamptonshire's most sought-after villages, positioned just over a mile from the market town of Daventry. The village offers a welcoming community feel with a church, public house, primary school, garage and garden centre, along with the renowned Staverton Park Golf and Leisure Complex close by.

Excellent road links are easily reached via the A45, A361 and M1 Junction 16, while rail services to Birmingham and London Euston are available from Long Buckby station, approximately 7.5 miles away. A well-connected village setting paired with versatile accommodation makes this an appealing opportunity for a wide range of buyers.

Porch
Slate tiles. Wall mounted letter box. Hardwood obscure glazed door into:

Hallway
Stairs rising to first floor. Radiator. LVT flooring. Walkway to:

Lounge / Diner
Wooden double-glazed windows to front aspect. Upvc double glazed window to rear aspect. Upvc double glazed door to rear. Two radiators. Opening through to:

Kitchen / Breakfast Room
Fitted with a range of cream base and eye level units with timber work surfaces. Stainless steel sink unit with mixer tap over. Zanussi cooker with five piece stainless steel gas hob and electric oven. Space and plumbing for a washing machine. Space for a tumble dryer. Built in Neff dishwasher. Space for an american style fridge/freezer. Further space for a small fridge. Ceramic towel radiator. LVT flooring. Door to understairs storage housing fusebox and electric meter. Upvc double glazed window to rear aspect. Upvc double glazed door to rear.

Family Room / Bedroom Four
Upvc double glazed window to front aspect. Towel radiator.

First Floor Landing
Upvc double glazed window to side aspect. Study/reading area. Access to boarded loft. Airing cupboard housing boiler and hot water tank. Doors off to:

Refitted Bathroom
Recently refitted with a high gloss modern suite to comprise; shower cubicle with multi-shower and rainfall shower heads, spotlights and extractor fan, bath with mixer shower over, wall mounted wash hand basin with mixer tap over and storage beneath, and a low level w.c. Electric shaver point. Half height tiling to walls. Modern hand rail. Double glazed window to rear aspect.

Bedroom One
Wooden double glazed windows to front aspect. Radiator. Built in wardrobes with sliding glass doors.

Bedroom Two
Two upvc double glazed windows to front aspect. Radiator. Storage cupboard.

Bedroom Three
Wooden double glazed windows to rear aspect. Radiator.

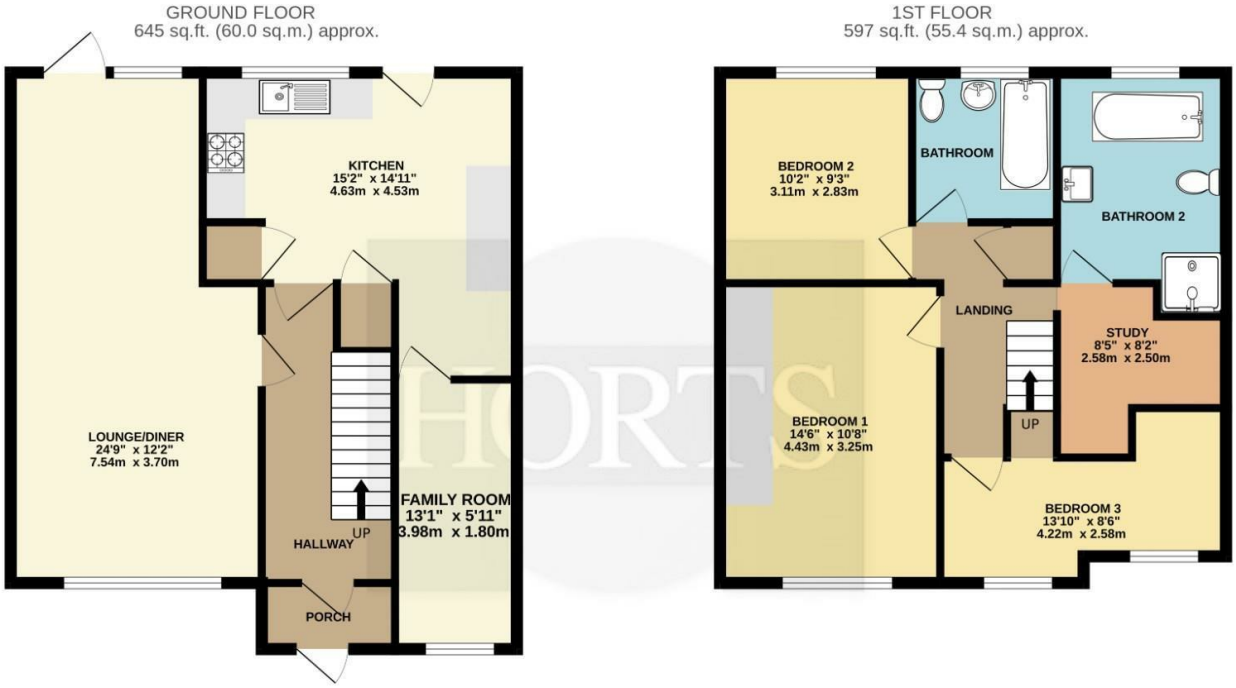
Bathroom
Fitted with a suite to comprise; panelled bath with mixer tap and Trident electric shower over, wall mounted wash hand basin, and low level w.c. Vinyl flooring. Victorian style chrome towel rail. Extractor fan. Obscure single glazed wooden window to rear aspect.

Front Garden
Mainly laid to lawn. Pathway to entrance. Off road parking for two cars.

Rear Garden
Mainly laid to lawn. Inset trampoline. Range of mature flowers and shrubs. Shed. Decking area with a lazy spa. Astro turf. Outside water tap. Pathway leading to gated access.

Agents Note
Council Tax Band: C
Energy Efficiency Rating: C

ANTI-MONEY LAUNDERING CHECKS: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers. A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.



TOTAL FLOOR AREA : 1242 sq.ft. (115.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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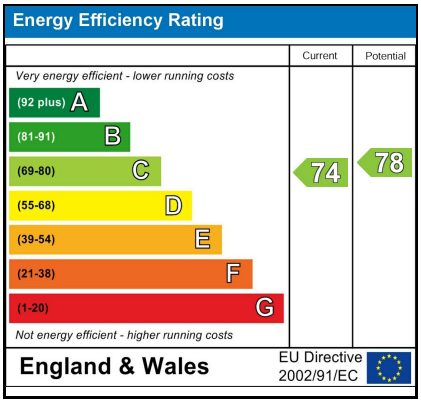

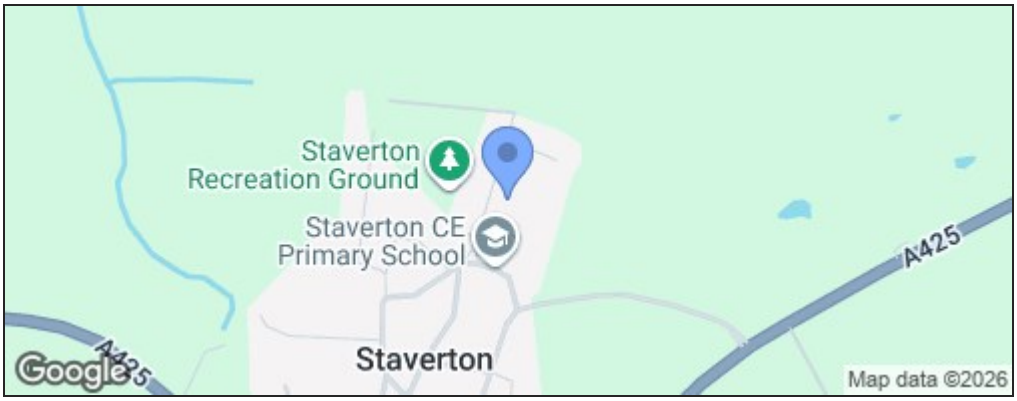

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