

Daventry

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Offices also located in Northampton

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Northamptonshire NN11 4SU

£199,950



ENTRANCE HALL

Stairs ascending to the first floor accommodation (with chrome handrail to one side).
Wall mounted heater, Door to the lounge

LOUNGE

15'8 x 14'4

UPVC double glazed window to the front aspect. Feature electric fireplace. Radiator.
Understairs storage area. Door to the kitchen/diner.

KITCHEN/DINER

15'8 x 7'9

UPVC double glazed window to the rear aspect. Refitted kitchen to comprise of a polycarbonate drainer/sink unit with mixer tap over and built in unit under. Matching range of base, wall and drawer units. Work surfaces with tiling to splashback areas. Under unit lighting. Cupboard housing the boiler. Integrated dishwasher and washing machine. Built in cooker with fitted extractor hood over. Space and plumbing for fridge freezer. Radiator. UPVC double glazed door to the rear garden.

FIRST FLOOR LANDING

Doors off to the first floor accommodation. Access to loft.

BEDROOM ONE

10'7 x 9'

UPVC double glazed window to the front aspect. Radiator.

BEDROOM TWO

9' x 8'10

UPVC double glazed window to the rear aspect. Radiator. Built in wardrobes to one wall.

BEDROOM THREE

8'3 x 6'7

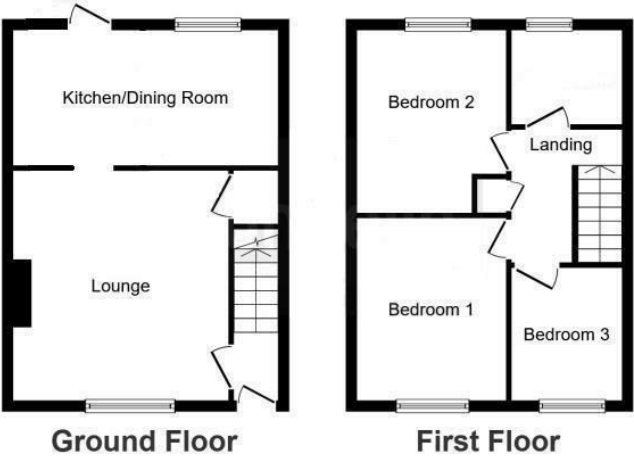
UPVC double glazed window to the front aspect. Radiator.

BATHROOM

Opaque UPVC double glazed window to the rear aspect. Refitted in a white suite to comprise of a low level wc, pedestal wash hand basin and a paneled bath with separate fitted electric shower over. Tiling to splashback areas. Radiator.

OUTSIDE

The rear garden - Mainly laid to lawn. Large patio area. Shed. Enclosed by timber panel fencing to boundaries. The rear garden benefits from not being directly overlooked.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |



Appliances: Stonhills have not tested any equipment, fittings for services and so cannot verify they are in working order. The buyer is advised to obtain verification from their Solicitor or Surveyor. Measurements are for guidance only and are approximate. The buyer is therefore advised to check measurements if they are required for any other purpose e.g. fitted carpets, furniture, etc.