

Daventry

28 High Street, Daventry, NN11 4HU

T: 01327 879869

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58 Harrow Lane, Daventry  
NN11 0GW

£215,000



Located within a quiet cul-de-sac on the highly sought-after Lang Farm development and offered to the market with NO UPPER CHAIN, this well-presented two-bedroom home is an ideal first-time purchase or investment opportunity. Situated on the outskirts of Daventry, the property enjoys a peaceful setting whilst remaining within easy reach of the A5, M1 and local amenities.

A welcoming entrance hall leads through to the spacious lounge/dining room, which has recently been enhanced with a new fitted carpet, creating a fresh and inviting living space. Benefiting from useful under-stairs storage and French doors opening into the conservatory, the room is flooded with natural light and provides an excellent space for both relaxing and entertaining. The conservatory offers further reception space and enjoys direct access to the rear garden. Positioned at the front of the property, the fitted kitchen is well-equipped with a range of wall and base units, a gas hob and space for all essential appliances.

To the first floor are two generously sized double bedrooms, both served by a well-appointed family bathroom fitted with a modern white suite and shower.

Externally, the enclosed rear garden has been designed with low maintenance in mind, featuring a lawn and paved patio area, ideal for outdoor dining and entertaining. To the front, the property benefits from driveway parking for two vehicles.

Further benefits include double glazing, gas central heating and a convenient location close to well-regarded schools, local amenities and excellent transport links, making this an excellent home for first-time buyers, downsizers or investors alike.  
PLEASE NOTE: CURRENT COUNCIL TAX BAND IS B.

ENTRANCE

KITCHEN  
10'8 x 6'4

LOUNGE  
13'1 x 12'10

CONSERVATORY  
9'11 x 9'10

LANDING

BEDROOM ONE  
11'1 x 9'7

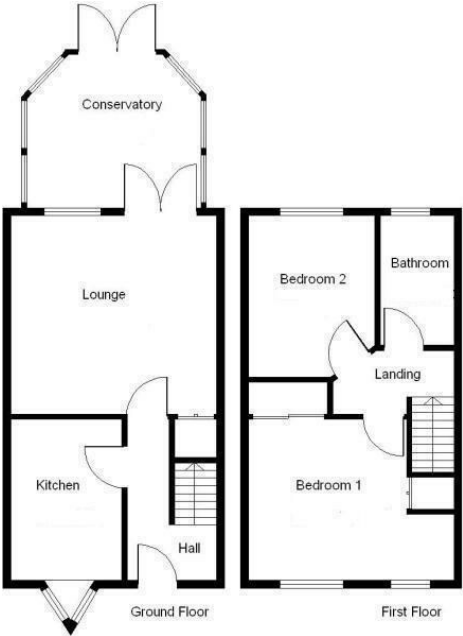
BEDROOM TWO  
11'8 x 7'9

BATHROOM

PLEASE NOTE: CURRENT COUNCIL TAX BAND IS B.

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

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



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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.