

Daventry

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14 Nightingale Close, Daventry
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£389,950



AN EXCEPTIONAL FOUR BEDROOM DETACHED FAMILY HOME, OCCUPYING A DESIRABLE POSITION ON THE HIGHLY SOUGHT-AFTER LANG FARM DEVELOPMENT

Situated within a no-through road on the ever-popular Lang Farm development in Daventry, this beautifully presented four bedroom detached family home offers an excellent combination of generous living accommodation, practicality and a superb location, making it the perfect choice for growing families.

The spacious and versatile accommodation has been thoughtfully arranged with modern family living in mind. Upon entering, you are welcomed by an inviting entrance hallway with a convenient ground floor cloakroom. The real heart of this wonderful home is the impressive 21ft kitchen/dining room, providing a fantastic space for family meals, entertaining friends and everyday living. A separate utility room adds further practicality, whilst the delightful conservatory, enhanced by a solid roof, offers an additional reception space to enjoy throughout the seasons.

Upstairs, the property continues to impress with four genuinely generous sized bedrooms, providing plenty of room for the whole family. The principal bedroom enjoys the added luxury of its own en-suite shower room, whilst a well-appointed family bathroom serves the remaining bedrooms.

Outside, the property benefits from a pleasant enclosed rear garden, ideal for relaxing, outdoor dining and entertaining during the warmer months. To the front, a smart block-paved driveway provides side-by-side off-road parking, complemented by a single garage offering additional parking or valuable storage.

Further benefits include uPVC double glazing and gas-fired radiator central heating.

THE LOCATION

Lang Farm remains one of Daventry's most desirable and established residential developments, particularly popular with families thanks to its pleasant surroundings, nearby green spaces and convenient access to local amenities.

The development is ideally positioned for access to Daventry Country Park, local schooling, shopping facilities and Daventry town centre, whilst excellent road connections provide convenient access to the surrounding towns and motorway network.

A FANTASTIC FAMILY HOME IN A SUPERB LOCATION! Offering four bedrooms, generous living space, excellent parking and a peaceful position, this is a property that really does tick the boxes.

Early viewing is highly recommended to fully appreciate everything this wonderful home has to offer.

EPC Rating: D

Entered Via

An attractive replacement part-glazed composite entrance door, set beneath a tiled storm porch with recessed spotlighting, providing a welcoming entrance into:

Entrance Hall

2.30m (maximum to stairs) x 1.75m

A bright and inviting entrance hall setting the tone for the accommodation beyond. Beautifully finished with contemporary light grey wood-effect laminate flooring, a single panel radiator and smoke alarm. A staircase rises to the first floor landing, whilst white panelled doors provide access to the principal ground floor rooms.

Ground Floor Cloakroom

1.93m x 0.84m

A stylishly refitted cloakroom featuring a modern white two-piece suite comprising a low-level WC with push-button flush and a pedestal wash hand basin with chrome mixer tap and tiled splashback.

Attractive half-height wall panelling adds a touch of character, complemented by the continuation of the contemporary

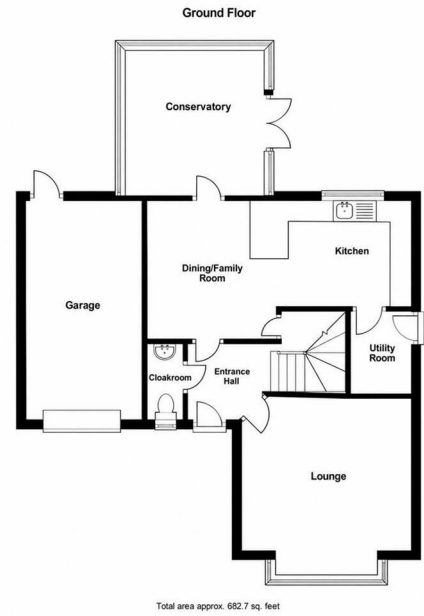
light grey wood-effect flooring from the entrance hall. Further features include a single panel radiator and a frosted uPVC double-glazed window to the front aspect with tiled sill.

Lounge

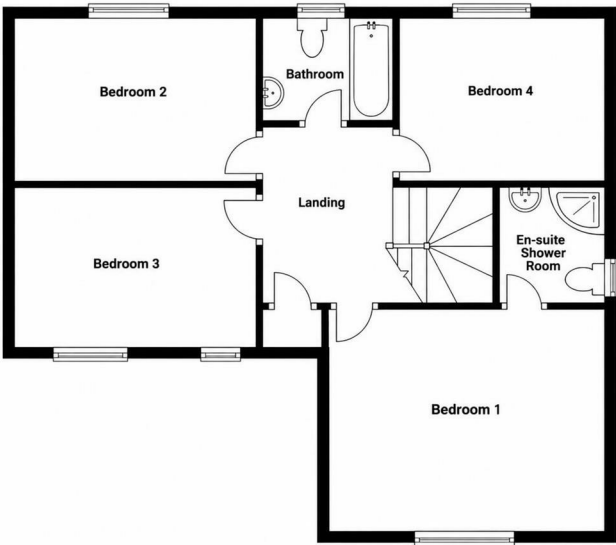
4.00m x 3.23m

A beautifully presented and wonderfully inviting reception room, offering the perfect space to relax and unwind.

The main focal point is an elegant feature fireplace with marble hearth and backing, complemented by a decorative surround and mantelpiece, creating a warm and welcoming atmosphere.



First Floor



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.