

60, Larch Drive Daventry, NN11 0XJ

HOWKINS & HARRISON

60, Larch Drive Daventry, NN11 0XJ

Guide Price: £199,950

A well-proportioned two-bedroom home offering practical accommodation arranged over two floors. The property benefits from a fitted kitchen, spacious lounge/dining room with patio doors opening onto the garden, two good-sized bedrooms and a recently refitted family bathroom.
Offered with No Chain



Features

- Two-bedroom home
- Spacious lounge/dining room
- Patio doors opening onto the garden
- Re-fitted family bathroom
- Two well-proportioned bedrooms
- Built-in cupboard housing Ideal Logic Plus gas boiler
- Two allocated parking spaces
- Offered with no chain





Location

Nestled on the ever-popular Ashby Fields development, this location places everyday essentials on your doorstep. The neighbourhood centre offers a doctor's surgery, dental practice, pharmacy, primary school, nursery, Tesco Express, a takeaway fish & chip shop, and a welcoming family pub—all just a short stroll away. Daventry Country Park is also within easy walking distance, with Daventry town centre around a 10-minute walk, making shopping, leisure and green space wonderfully accessible.

Ground Floor

Entrance is gained via a half-glazed door into the hallway, which features stairs rising to the first floor, radiator and panelled doors leading to the kitchen and lounge/dining room.

The kitchen has a UPVC double glazed window to the front and is fitted with a range of wall, base and drawer units with rolltop work surfaces and sink with chrome mixer taps. There is plumbing for a washing machine, space for a cooker and fridge/freezer, tiled splashback areas and radiator.

The lounge/dining room is a well-proportioned reception space with double glazed patio doors providing direct access to the rear garden, together with a radiator.









First Floor

To the first floor, the landing provides access to the loft space, with panelled doors leading to the two bedrooms and family bathroom.

Bedroom one benefits from a UPVC double glazed window to the rear and radiator. Bedroom two has a UPVC double glazed window to the front, radiator and useful built-in cupboard housing the Ideal Logic Plus gas boiler.

The re-fitted family bathroom comprises a three-piece white suite including low-level WC, pedestal wash hand basin and panelled bath with twin-head chrome shower over and glass side screen. The room also benefits from laminated flooring, extractor fan and chrome heated towel rail.

Outside

The rear garden is enclosed by timber fencing and enjoys a south facing aspect. A paved patio with pathway leading up the garden to a timber gate which provides rear access. The remainder of the garden is mainly laid to lawn with some established shrubs.

There are two allocated parking spaces opposite the house. To the front a pathway provides access to the front entrance.

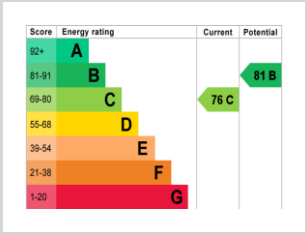
Viewing
Strictly by prior appointment via the selling agents Howkins & Harrison. Contact Tel:01327-316880.

Fixtures and Fittings
Only those items in the nature of fixtures and fittings mentioned in these particulars are included in the sale. Other items are specifically excluded. None of the appliances have been tested by the agents and they are not certified or warranted in any way.

Services
None of the services have been tested and purchasers should note that it is their specific responsibility to make their own enquiries of the appropriate authorities as to the location, adequacy and availability of mains water, electricity, gas and drainage services.

Agents Note
Additional information about the property, including details of utility providers, is available upon request. Please contact the agent for further details.

Local Authority
West Northamptonshire Council-Tel:0300-126700
Council Tax Band - B

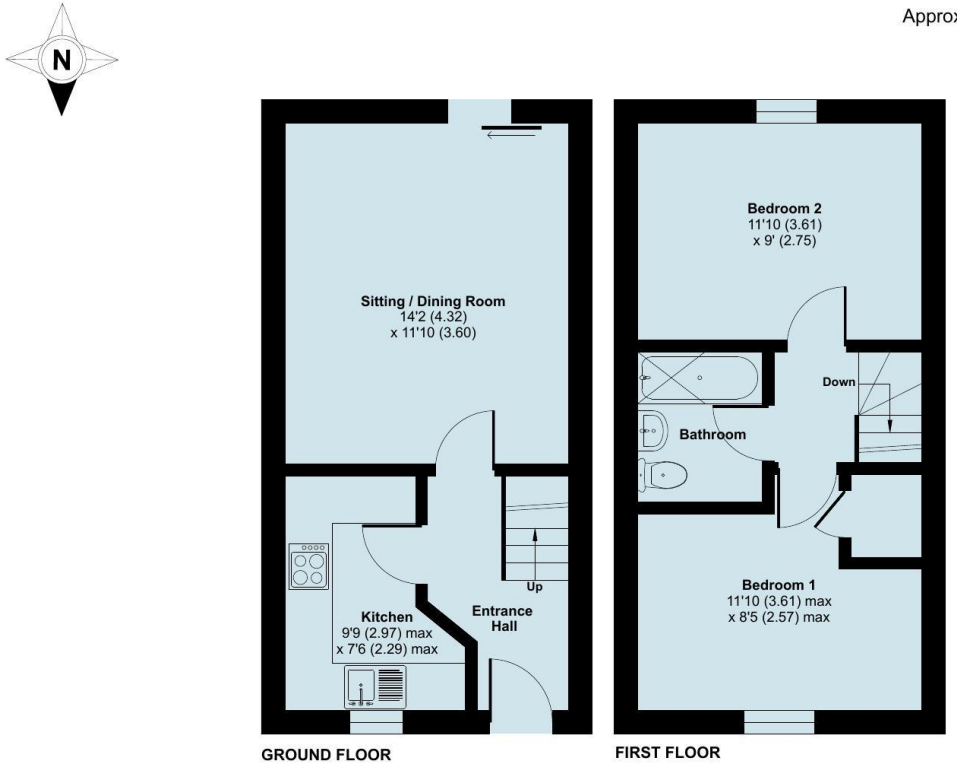


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Approximate Area = 576 sq ft / 53.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Howkins & Harrison. REF: 1508186

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