

Daventry

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Offices also located in Northampton

stonhills.co.uk



11 Walsingham Drive, Daventry
NN11 2LE

£150,000

*** Well presented THREE BEDROOM semi detached home *** OFFERED on a 50% SHARED OWNERSHIP BASIS *** EXTENSIVE PLOT with LARGER THAN AVERAGE GARDEN *** Modern open plan living space *** Ground floor cloakroom *** Master bedroom with en-suite and wardrobes *** Generous parking *** Viewing advised ***



Stonhills are pleased to offer this superbly presented three-bedroom semi-detached home, available on a 50% SHARED OWNERSHIP BASIS and situated on the highly sought-after 'Monksmoor' development. Offering modern, well-planned accommodation together with an extensive and larger-than-average plot, this fantastic property would make an ideal first-time purchase.

The property features a spacious open-plan ground floor, comprising an entrance hall leading into a generous open-plan lounge, kitchen and dining area. The modern kitchen benefits from a range of fitted units and built-in appliances, while the dining/lounge area enjoys patio doors opening directly onto the impressive rear garden, creating a light and sociable living space. A convenient ground-floor cloakroom completes the ground floor.

To the first floor are three well-proportioned bedrooms, with the master bedroom benefiting from built-in wardrobes and a modern en-suite shower room. There is also a family bathroom serving the remaining bedrooms.

Outside, the property occupies an extensive larger-than-average plot, with a particularly generous rear garden providing excellent outdoor space. There is also ample driveway parking to the side, a fantastic feature for a property of this type.

Monksmoor is an increasingly popular development offering excellent amenities close by, including the well-regarded 'Monksmoor' Primary School. A new Co-op store is also being built on the development, adding further convenience for residents. The property is ideally positioned for access to Daventry Country Park and the Grand Union Canal, providing excellent opportunities for walking, cycling and enjoying the surrounding countryside.

An internal viewing is strongly recommended to appreciate the generous plot, modern accommodation and excellent location. Contact Stonhills today to arrange your appointment and avoid disappointment.

Please note, the current owners currently pay £539.86 per month

BREAKDOWN -
Rent - £469.39
Lease management fee - £27.49
Estate charge - £28.52
Building Insurance - £14.46

TOTAL - £539.86 per month

APPROX LEASE - 994 years

MEASUREMENTS -

OPEN PLAN LOUNGE/KITCHEN/DINING AREA - 27'6 x 17'6

MASTER BEDROOM - 17'4 x 10'2

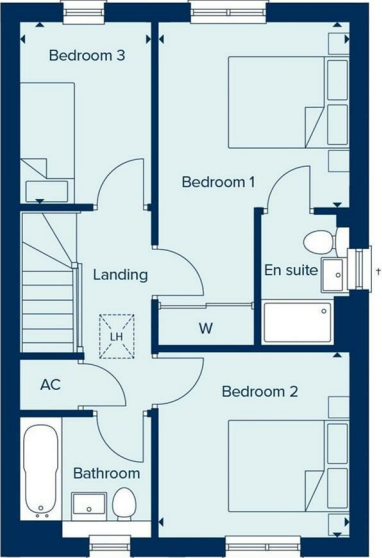
BEDROOM TWO - 10'3 x 9'8

BEDROOM THREE - 9'7 x 7'

BATHROOM - 7' x 6'3

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		



Zoopla.co.uk

THE NATIONAL ASSOCIATION OF ESTATE AGENTS

Ombudsman
www.oea.co.uk

rightmove.co.uk
The UK's number one property website

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.