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13 Holden Grove, Daventry
NN11 9EW

£325,000

A well presented semi detached home situated on the sought after 'Drayton' development. The property offers versatile accommodation with a CONSERVATORY, GROUND FLOOR SHOWER ROOM and a GARAGE CONVERSION/EXTRA RECEPTION ROOM. The accommodation briefly comprises of an entrance hall, open plan lounge with walkway into the kitchen area, utility room, conservatory, ground floor shower room, landing, three bedrooms a family bathroom. Outside there are gardens and a generous driveway to the front.







A well presented semi detached home situated on the sought after 'Drayton' development. The property offers versatile accommodation with a CONSERVATORY, GROUND FLOOR SHOWER ROOM and a GARAGE CONVERSION providing an extra BEDROOM or STUDY.
The accommodation briefly comprises of an entrance hall, open plan lounge with walkway into the RECENTLY RE-FITTED 'WREN' kitchen area, utility room, conservatory, ground floor shower room, landing, three bedrooms a family shower room. Outside there is a pleasant a low maintenance rear garden with a generous patio and artificial lawn. To the front is driveway parking.

ENTRANCE HALL
Accessed via a UPVC entrance door, the welcoming entrance hall features attractive laminate-style flooring, inset ceiling spotlights and a double-panel radiator. Stairs rise to the first-floor landing, replaced oak-effect doors providing access to the lounge, shower room and garage.

SHOWER ROOM
7' x 5'7
Refitted to provide a stylish and contemporary shower room, featuring a generous walk-in tiled shower enclosure with glazed screen and feature rainfall-style shower head inset into the ceiling. There is a modern wash hand basin with useful storage beneath, together with a low-level WC. Further benefits include a chrome heated towel rail, electric shaver point and inset ceiling spotlights.

LOUNGE
14'5 x 9'4
A well-presented open-plan living space with a natural walkway through to the kitchen. The room benefits from laminate-style flooring and a double-glazed patio door providing direct access into the conservatory. A feature freestanding fireplace houses an 'Optimist' real-flame-effect electric fire, creating an attractive focal point to the room.

KITCHEN
11'3 x 10'9
A particularly impressive and beautifully appointed kitchen, refitted by 'Wren' Kitchens, featuring a comprehensive range of stylish wall and base-level units complemented by recently replaced quartz/granite-effect stone worktop surfaces. A feature central island provides an excellent additional preparation area and further storage, finished with a matching quartz/granite-effect worktop.

The kitchen is well equipped with a single-drainer sink and modern shower-style mixer tap, a range of cupboards and drawers, integrated dishwasher and fridge, together with a superb Rangemaster 90 range cooker featuring a five-ring hob, two ovens and warming grill. An extractor fan and matching granite splashback complete the cooking area.

Double oak-effect doors lead through to the useful utility room.

UTILITY ROOM
8'6 x 6'4
A useful and well-equipped utility space with a NEWLY FITTED SINK, roll-top work surface and space beneath for white goods. There is also additional space which may be suitable for housing an American-style fridge/freezer.

P-SHAPED CONSERVATORY
21'9 max x 12'4 max
A superb addition to the property, this impressive P-shaped conservatory is constructed upon a dwarf brick wall and features extensive double-glazed windows overlooking the rear and side aspects. Double-glazed patio doors provide access directly onto the rear garden. The room is finished with laminate-style flooring and benefits from a wall-mounted electric heater, creating a versatile additional living space.

STUDY/BEDROOM FOUR
UPVC Double glazed window to front aspect.

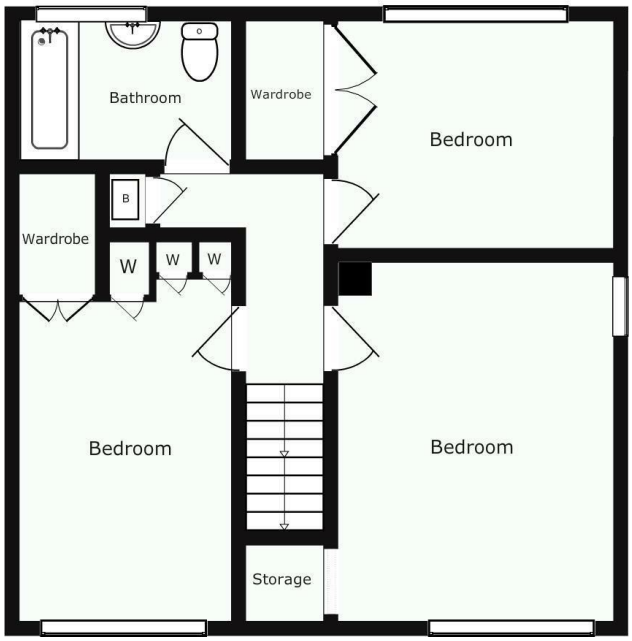
LANDING
The first-floor landing provides access to all three bedrooms and the shower bathroom, together with access to the loft space and an airing cupboard.

BEDROOM ONE
13' x 10'3
A well-proportioned double bedroom featuring a double-glazed window overlooking the front aspect, single-panel radiator and useful storage cupboard.

BEDROOM TWO
10'2 x 8'5
Featuring a double-glazed window overlooking the rear aspect, single-panel radiator and built-in double wardrobe.

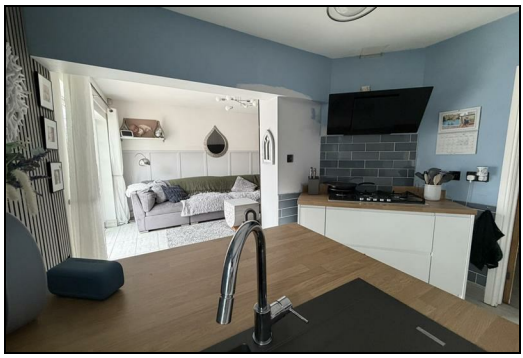
BEDROOM THREE
11'3 x 7'10
A further well-proportioned bedroom with double-glazed window to the front aspect, single-panel radiator and built-in wardrobes extending along one wall.











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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.