



**EDWARD KNIGHT**  
ESTATE AGENTS

12 FIELD VIEW, BRAUNSTON, DAVENTRY, NN11 7JS

£350,000





## PROPERTY SUMMARY

We are delighted to offer for sale this well presented three-bedroom detached property (previously a four-bedroom home) in the highly sought after village of Braunston located at the end of a quiet cul-de-sac. The property is situated in a very tranquil position but has the benefit of local amenities close by to include shops and stores, public houses, a well-regarded school and well attended Church, which is known as the "Cathedral of the Canals".

In brief the accommodation comprises of entrance hall, ground floor cloakroom, lounge with feature fireplace, dining room, breakfast kitchen and lean to. To the first floor there are three well-proportioned bedrooms with an en suite shower room to the master bedroom.

The property benefits from UPVC double glazing and oil-fired central heating to radiators. Externally there is a pleasant and private rear garden and to the front is a low maintenance garden mainly laid to lawn with a driveway leading to a single garage. The property has the added benefit of being offered with no onward chain.



## LOCATION

The village of Braunston is situated on a hill above the A45 and the Grand Union Canal/Oxford Canal perfectly located between Rugby & Daventry. The village contains several pubs (The Boathouse, The Admiral Nelson, The Plough, and The Wheatsheaf), a village shop with Post Office facilities, a fish and chip shop, hairdressers, a butcher and a primary school. The Braunston Marina is a very beautiful and popular location and hosts several boating events each year. There's an excellent bus route and the village has a great activity to take part in. This sought after village sits on the Northamptonshire/Warwickshire border and is excellently positioned for the A45 road links.







**HALL**

4' 2" x 3' 2" (1.27m x 0.97m)

**CLOAKROOM/WC**

5' 1" x 2' 11" (1.55m x 0.89m)

**LOUNGE**

14' 10" x 13' 0" (4.52m x 3.96m)

**DINING ROOM**

11' 0" x 9' 1" (3.35m x 2.77m)

**KITCHEN/BREAKFAST ROOM**

11' 1" x 11' 1" (3.38m x 3.38m)

**LEAN TO**

16' 0" x 3' 2" (4.88m x 0.97m)



**FIRST FLOOR**

**LANDING**

6' 1" x 5' 10" (1.85m x 1.78m)

**BEDROOM**

20' 0" x 8' 3" (6.1m x 2.51m)

**ENSUITE**

6' 1" x 4' 1" (1.85m x 1.24m)

**BEDROOM**

12' 1" x 10' 1" (3.68m x 3.07m)

**BEDROOM**

11' 1" x 8' 1" (3.38m x 2.46m)

**BATHROOM**

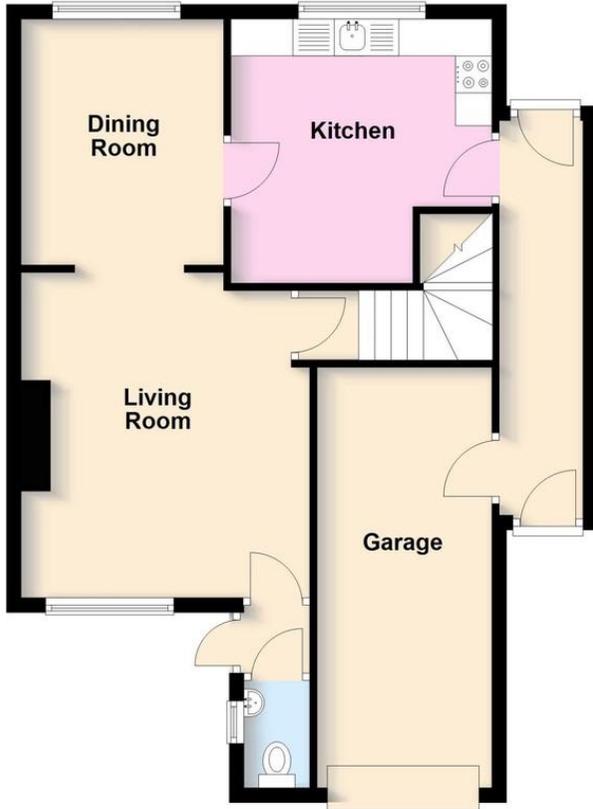
9' 1" x 6' 1" (2.77m x 1.85m)

**GARAGE**

19' 1" x 8' 2" (5.82m x 2.49m)

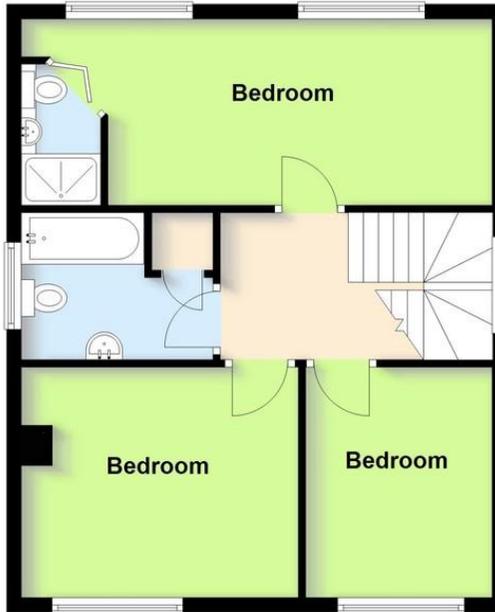
### Ground Floor

Approx. 66.3 sq. metres (713.1 sq. feet)



### First Floor

Approx. 50.8 sq. metres (546.5 sq. feet)



Total area: approx. 117.0 sq. metres (1259.6 sq. feet)

This plan is for illustration purposes only and should not be relied upon as a statement of fact

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		