



21 Lovett Road  
Byfield, NN11 6XF



ROUND & JACKSON  
ESTATE AGENTS





**A spacious and well presented three-bedroom family home with a private rear garden with far reaching countryside views pleasantly located on a quiet cul-de-sac road within this sought after village. Available for sale with no onward chain.**

#### The Property

21 Lovett Road, Byfield is a spacious semi-detached family home pleasantly located in a quiet cul-de-sac within this sought after village. The accommodation is arranged over two floors and is well laid out, with an entrance hallway, cloakroom/W.C., sitting room and kitchen/dining room. On the first floor there are three good sized bedrooms and a family bathroom. A particular feature to the property is the spacious rear garden with far reaching countryside views. There is a detached garage which requires refurbishment or replacing. To the front of the property there is a lawned garden area with a driveway which provides off road parking.

We have prepared a floorplan to show the room sizes and layout. Some of the main features include:

#### Entrance Hallway

With main door and window to the front, doors to all ground floor accommodation, tiled flooring, stairs rising to the first floor and an understairs storage cupboard.

#### Cloakroom/W.C.

Fitted with a vanity unit, W.C. and a window to the side aspect.

#### Sitting Room

A spacious reception room with a bay window to the front aspect.

#### Kitchen/Dining Room

With a continuation of the tiled flooring, the kitchen is fitted with a range of modern eye level cabinets with base units and drawers with work surfaces over, a one and a half bowl sink and draining board, an integrated fridge/freezer and double oven and a four ring induction hob with an extractor hood above. Within the dining area, there is ample space for a range of furniture. There is a door to the side which leads to the driveway and windows to the rear with sliding patio doors leading to the garden.

#### First Floor Landing

With a window to the side aspect, hatch to the loft space and doors to all first-floor accommodation.

#### Bedroom One

A spacious double bedroom with a window to the front aspect.

#### Bedroom Two

A good-sized double bedroom with a window to the rear with far reaching countryside views.

#### Bedroom Three

A good sized single bedroom with a window to the rear aspect.

#### Family Bathroom

Fitted with a white suite comprising a panelled bath with a shower over, W.C. and wash hand basin with a window to the front aspect.

#### Outside

To the front of the property, there is a lawned garden area and a paved driveway that leads to the side access to the rear. The garden to the rear is predominantly laid to lawn with a patio seating area adjoining the house and beautiful countryside views. The current owners purchased an additional piece of land which is beyond the fence which is currently shrubland and the fence could be moved in order to create a larger garden. There is a detached single garage which requires refurbishment or replacing.



### Situation

Byfield is a popular and well-served village set in attractive South Northamptonshire countryside, conveniently located between Banbury and Daventry. The village offers a good range of local amenities including a shop, post office, primary school, public houses, doctors' surgery and sports facilities, making it particularly popular with families. Surrounded by rolling countryside, Byfield provides excellent opportunities for walking and outdoor pursuits, whilst remaining well placed for communications. Banbury is approximately 7 miles away and offers a wide range of shopping and leisure facilities, together with a mainline railway station providing regular services to London Marylebone. The M40 is also easily accessible, making the village an excellent choice for commuters. Combining a strong sense of community with excellent amenities and convenient access to nearby towns, Byfield is regarded as one of the area's most desirable villages.

### Directions

From junction 11 of the M40 motorway take the A361 Daventry Road. Travel through the villages of Wardington and Chipping Warden and continue straight along the A361 for approximately a further four miles until the village of Byfield is reached. As you drive through the village, continue straight at the first round about and turn right on the second roundabout onto the Woodford Road. Take the second left hand turn into The Causeway and at the end of the road, turn left into Lovett Road where the property will be found after a short distance on your right hand side.

### Services

All mains' services connected. The gas fired boiler is located in the outside cupboard to the side of the property.

### Local Authority

West Northants District Council. Tax band B.

### Viewing Arrangements

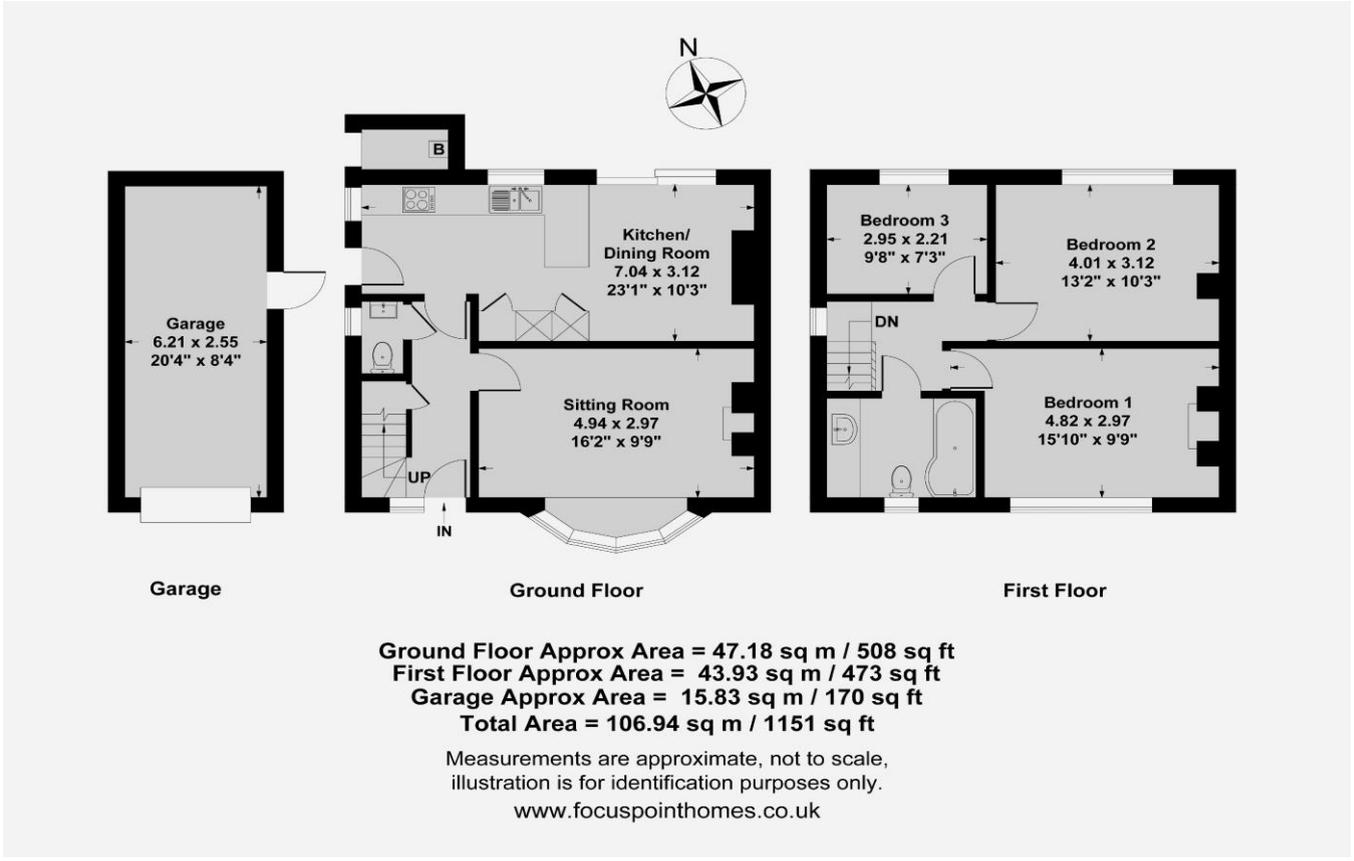
Strictly by prior arrangement with Round & Jackson.

### Tenure

A freehold property.

**Asking Price: £325,000**





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**IMPORTANT NOTE TO PURCHASERS:** We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view.

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