# Martlet Close

Wootton, Northampton

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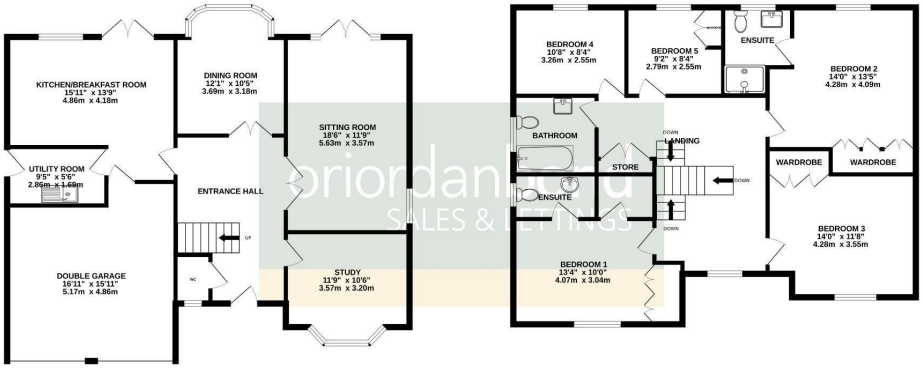
SALES & LETTINGS

GROUND FLOOR

1ST FLOOR




TOTAL FLOOR AREA : 1937sq.ft. (180.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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# Martlet Close

## Wootton

## NN4 6EX

## £2,500 PCM

**A superb five bedroom, three bathroom detached family home located in the popular area of Wootton Fields. The property comprises of a large welcoming hallway with built-in storage and cloakroom/WC, large office/study/third reception, large lounge with doors to the rear garden, separate dining room, modern fitted kitchen/breakfast with some integrated appliances, a door leading to the integral double garage and a utility room offering space for a washing machine and tumble dryer with a door leading to the side. To the first floor is a feature split-level galleried landing, five double bedrooms, two of which have built-in wardrobes and en-suite shower rooms, plus there is a separate family bathroom with both a shower cubicle and bath. Externally, to the rear is a large fully enclosed garden with two patio areas and summerhouse. To the front is a recently laid block paved driveway providing off road parking for four cars leading to a double garage. Further benefits include gas radiator heating and double glazing.**

### Tenancy Information

- Deposit: £2,884.00 (1 Week Holding Deposit - £576.00)
- Smokers: Not Allowed
- Unfurnished
- Length of Tenancy: Long Term
- Available: Immediately

### Additional information

- Council Tax Band: G
- Energy Efficiency Rating: C

### Viewing

Viewing strictly by appointment – details below

### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.


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