



## 95 Fairway

Kingsley, Northampton, NN2 7JY

£1,300 PCM



IF YOU WOULD LIKE TO VIEW THIS PROPERTY PLEASE SIMPLY CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL GET IN TOUCH!

Available to move into on 6th October 2023.

A three bedroom semi-detached family home in the popular location of Kingsley, with a large enclosed rear garden.



Unfurnished Accommodation: Entrance hall, living/dining room, downstairs cloakroom, kitchen, three bedrooms, bathroom. No pets permitted. Energy Rating C. Council Tax Band C.

A nicely presented three bedroom semi-detached house which benefits from upvc double glazing, gas radiator heating, recently fitted ground floor carpets and neutral decoration.

The front door opens into a small porch area leading to the second internal front door, which then opens into the hallway, with stairs leading to the first floor and doors to all ground floor rooms. The large and light dual-aspect living room/dining room has a upvc bay window to the front and sliding patio doors leading to the garden at the rear. The kitchen has eye and base level gloss white units with new vinyl flooring. There is a range-style cooker with gas hob and electric oven. A side door leads through to a lean-to storage area with doors giving access to the front and back. There is a cloakroom with toilet and basin situated under the stairs.

Upstairs, there are two double bedrooms, one of which has views to the rear, overlooking the golf course and the other overlooking Fairway. The third bedroom is single size with a fitted cupboard over the stairs. The bathroom has a white suite with mosaic tiling, and both a bath and a separate shower cubicle, along with the toilet and sink.

There is small garden area to the front of the house, with steps leading down to the house from the street. The large rear garden is enclosed by fencing and has a patio area, with covered seating and steps leading down to a lawn area where there is also a timber shed.

Entrance Hall 9'09 x 5'11 (2.97m x 1.80m)

Living Room/Dining Room 26'01 x 11'10 (7.95m x 3.61m)

Kitchen 11'09 x 7'05 (3.58m x 2.26m)

W/C 4'05 x 2'07 (1.35m x 0.79m)

Bedroom One 14'03 x 10'03 (4.34m x 3.12m)

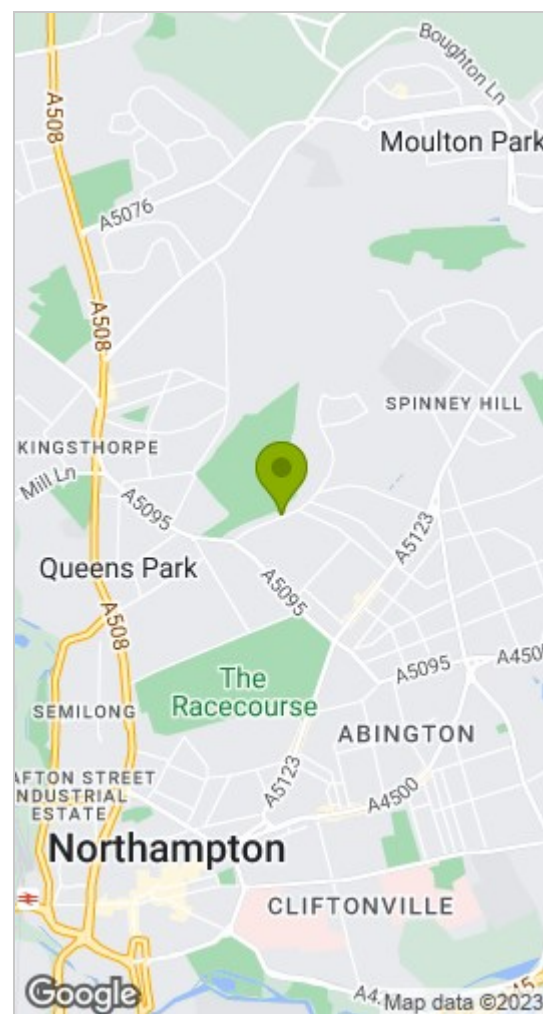
Bedroom Two 12' x 10'04 (3.66m x 3.15m)

Bedroom Three 9' x 7'07 (2.74m x 2.31m)


Bathroom 8'03 x 7'07 (2.51m x 2.31m)

Garden 63' x 22'05 (19.20m x 6.83m)

## Area Map



## Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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