



3 Cedars Lane

Little Brington, Northampton, NN7 4GF

£1,600 Per Calendar Month

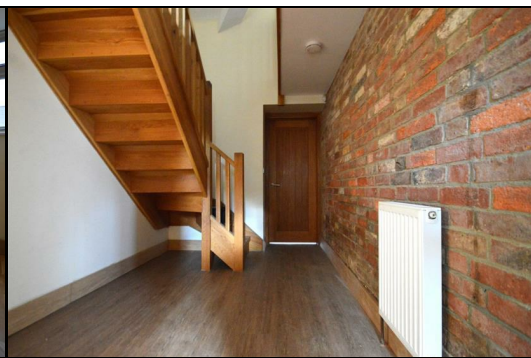


IF YOU WOULD LIKE TO VIEW THIS PROPERTY PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL GET IN TOUCH WITH YOU SOON!

Available now!!

A three bedroomed semi-detached barn conversion set in a private development and belonging to the Althorp Estate in the sought after location of Little Brington with off road parking, countryside views and single garage. The property covers 1291 square feet.

The property benefits from character features including impressive oak staircase and oak doors throughout, exposed brickwork, wood burner in living room, Oil fired-radiator heating. Minimum 12 month let. Pets permitted.



Unfurnished Accommodation: entrance hall, living room, cloakroom, dining room, kitchen, first floor landing, three double bedrooms, bathroom, back garden, off road parking for one car, garage. Pets permitted, however please note there will be an additional fee of £50 per month per pet payable on top of the rent. EPC rating C. Council tax band E.

Front door provides access to an impressive entrance hall with exposed brickwork, an oak staircase and access to the living room, dining room, cloakroom and kitchen. The dining room overlooks the front of the property whilst the living room overlooks the rear garden with French doors and benefits from a wood burner. The kitchen is at the rear of the property and has a large glass panelled door providing garden access. The kitchen has modern off white cabinets with grey wood effect flooring and black worktops. The kitchen includes a double oven with a five burner ceramic hob and space for a washing machine and dishwasher.

An oak staircase provides access to the first floor which has a vaulted landing and three double bedrooms, two with built in wardrobes and the master bedroom has Velux windows. The family bathroom has a white suite comprising of a toilet, handbasin and bath with a shower above.

The rear garden is of a generous size with half block paved to provide a patio area with the other half laid to lawn. There is also access to the single garage.

Living Room 16'06 x 10' 08 (5.03m x 3.05m 2.44m)

Dining Room 15 x 8'05 (4.57m x 2.57m)

Kitchen 10'06 x 14'10 (3.20m x 4.52m)

Master Bedroom 12'03 x 11'08 (3.73m x 3.56m)

Second Bedroom 10'05 x 10 (3.18m x 3.05m)


Third Bedroom 12'06 x 7'10 (3.81m x 2.39m)

Bathroom 7'06 x 5'07 (2.29m x 1.70m)

Area Map



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		99
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

9 Westleigh Office Park, Moulton Park, Northampton, Northamptonshire, NN3 6BW

Tel: 01604 250066 Email: rentals@greenerrentals.com <https://www.richardgreener.co.uk>