



8 Lunchfield Gardens

Moulton, Northampton, NN3 7AP

£1,100 PCM



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

Available to move into 19th December 2025!!!

Situated in the popular village of Moulton is this two bedroom house with front and rear gardens plus two allocated parking spaces.

Pets considered, subject to landlord's approval. Please note, there will be an additional £25 per month per pet payable on top of the rent if pets are permitted.



Unfurnished accommodation: Entrance hall, living room, kitchen/dining room, two double bedrooms, bathroom, rear garden, two allocated parking bays. Energy Rating C. Daventry District Council Tax Band C.

The front door opens into a small entrance hall containing the stairs rising to first floor and a door leading into the living room, which has a decorative fire surround (not in use), a window overlooking Lunchfield Gardens and a large under-stairs cupboard. French doors separate the living room from the kitchen/diner. The kitchen has a selection of eye and base level cupboards and a gas hob and an electric oven are provided. A further set of French doors open out to the enclosed rear garden which has a patio area, a lawned area, a storage shed and a pedestrian access gate.

Upstairs there are two bedrooms, the master bedroom offers two storage cupboards (one with fitted shelves) and measures 11'09 max x 11'06 and the second bedroom measures 11 x 8'04 which offers views of the rear garden. The family bathroom has a white suite with a bath with shower over, a toilet and a basin.

The property comes with two allocated parking bays to the front of the row of houses.

Pets may be considered, however, there will be an additional £25 per pet per month, payable on top of the rent for allowing a pet on the tenancy.

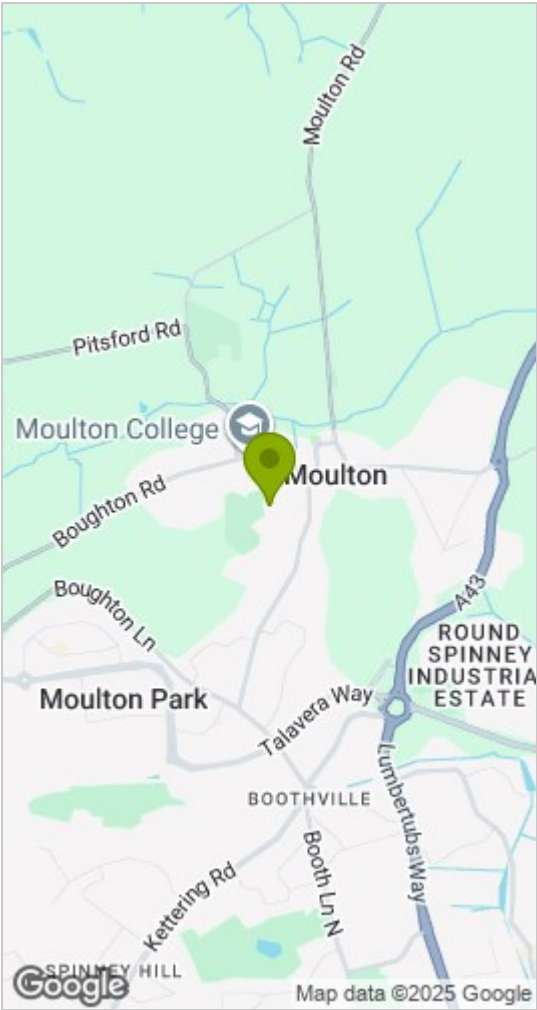
Living Room 13'05 x 11'10 max (4.09m x 3.61m max)

Kitchen/Dining Room 15'01 x 9' (4.60m x 2.74m)

Bedroom One 11'09 x 11'06 (3.58m x 3.51m)

Bedroom Two 11' x 8'04 (3.35m x 2.54m)

Area Map



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	71	
(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	

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