



45 Woodpecker Way

East Hunsbury, Northampton, NN4 0UP

£895 (From) Per Month



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

Available now !!!

Ground Floor Garden Flat with Private Entrance and Summerhouse. Tucked away in a cul-de-sac location, this ground floor garden flat offers private outdoor space, a practical layout, and a rare bonus of a summerhouse perfect for professional singles or couples looking.



Unfurnished Accommodation: entrance hall, Lounge, Kitchen, Bedroom, Shower room, Rear Garden, summer house and allocated parking for one car. EPC - C. council Tax Band A. One pet is considered for an additional £50 per pet per month.

Ground-floor entrance door opens into a tidy entrance hallway laid with laminate flooring. To your right is a large built-in cupboard housing the boiler, consumer unit and providing excellent storage. The lounge is bright and neutrally decorated with wood-effect laminate flooring and a large UPVC sliding door leading out onto the garden. The kitchen sits just off the lounge and is separated by a sliding door. It includes matching base and eye-level units, tiled splashbacks, electric oven and hob, stainless steel sink with mixer tap, plus a washing machine and freestanding fridge (both left by the landlord for use, but on a non-repair basis).

The bedroom is a good-sized double positioned at the front of the property. It comes with a freestanding triple wardrobe, curtains, and fitted carpet, and includes access to the shower room via sliding door. The shower room features a tiled floor and walls, pedestal sink with mixer tap, mirrored wall cabinet, and a thermostatic shower within a curved glass cubicle.

To the rear, the private garden is fully enclosed with timber fencing and a combination of paved patio and low-maintenance stone-shingled sections. A timber summerhouse with twin doors and full-height windows sits at the far end – perfect for extra space, hobbies, or a retreat. Please note: the summerhouse is not insulated and may not be suitable for storing delicate items year-round.

Entrance Hall 5'06 x 3'02 (1.68m x 0.97m)

Lounge 10'04 x 9'09 (3.15m x 2.97m)

Kitchen 7'06 x 5'08 (2.29m x 1.73m)

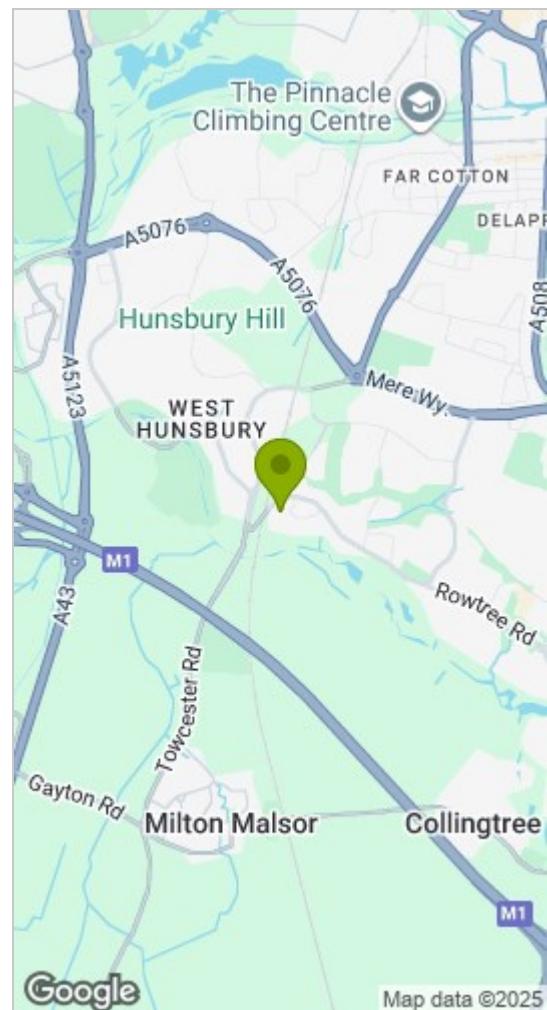
Bedroom 10'03 x 9'11 (3.12m x 3.02m)

Shower room 5'06 x 5'02 (1.68m x 1.57m)

Garden 24' x x 16'07 (7.32m x x 5.05m)

Summer House 11'10 x 7 (3.61m x 2.13m)

Area Map



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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>