



## 2 Chaplins Drive

Road, Northampton, NN7 2PX

£1,500 PCM



EMAIL US NOW TO BOOK A VIEWING!

Available Start of February!

A stunning detached family home, situated in the very popular village of Road. This home is immaculately presented and will not disappoint outside with a larger-than-average rear garden, garage and parking. Early viewings are strongly recommended.



Unfurnished accommodation; Open plan kitchen/dining room, living room, w/c, master bedroom with en-suite shower room, two further double bedrooms, family bathroom, large rear garden, driveway and garage.

Enter via a double-glazed front door opening onto a good sized entrance hall with under stairs cupboard, Karndean style flooring and stairs rising to the first-floor landing. Cloakroom with a two-piece white suite comprising of a low-level WC and wash basin. Lounge with bay window overlooking the front garden, radiator and Karndean style flooring. Open plan kitchen/ dining room with fitted kitchen comprising a range of base and eye mounted wall units with work surfaces, sink and drainer, radiator, fitted electric oven and gas hob, integrated fridge/freezer, washing machine and dishwasher.

Stairs rising to the first-floor landing which will provide access to all rooms. Master bedroom with window overlooking the rear garden, built-in wardrobes, radiator and door leading to the en-suite. En-suite comprising of white three-piece suite, shower cubicle, pedestal wash hand basin and low-level WC. Bedroom two with views to the front of the house. Bedroom three window overlooking the rear garden. Family bathroom with three-piece suite; bath with mixer tap shower attachment, wash hand basin and low level.

Externally the property benefits from a front garden which has a lawned area with shrub and tree features and pathway to the front door. Rear garden which is mainly laid to lawn with additional lawned side garden, brick wall and fence surround, door to the garage and gate to the side. Garage with up and over door, light and power connected and door to the rear garden. Paved parking to provide off-road parking in front of the garage for one car.

A well-behaved small/medium dog may be permitted, but please note, there will be an additional £50 per pet per month payable on top of the rent, for allowing a pet on the tenancy.

EPC Rating - B

Council Tax Band - D

Lounge 16'2 x 11'3 (4.93m x 3.43m)

Kitchen/ Dining room 19'6" x 10'1 (5.94m x 3.07m)

Master Bedroom 11'3" x 8'6 (3.43m x 2.59m)

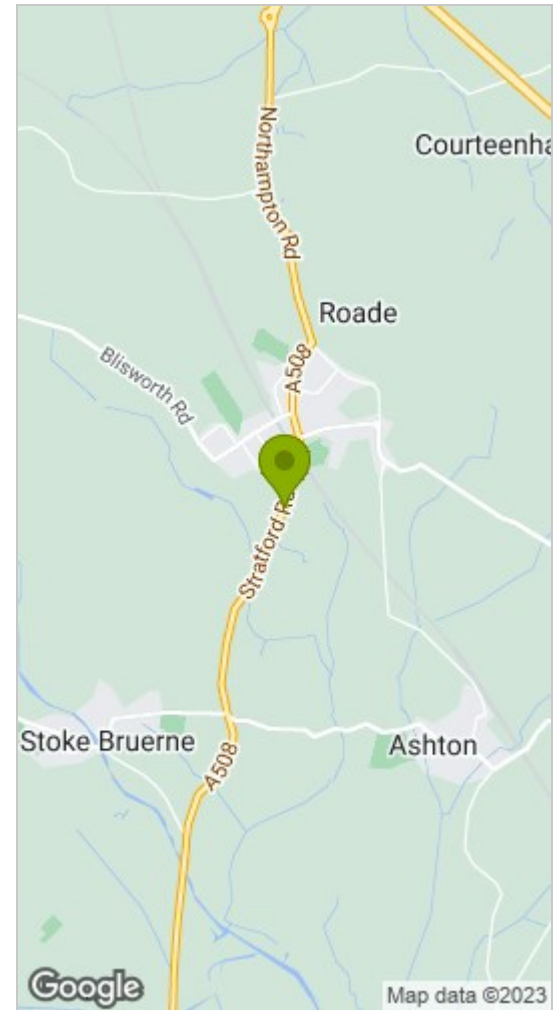
Bedroom Two 10'10 x 10'07 (3.30m x 3.23m)

Bedroom Three 11'03 x 8'07 (3.43m x 2.62m)


Bathroom 8'06 x 8' (2.59m x 2.44m)

Garden 35'0" x 33'11" (10.67m x 10.36m)

## Area Map



## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(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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22 Bridge Street, Northampton, Northamptonshire, NN1 1NW

Tel: 01604 250066 Email: [rentals@greenerrentals.com](mailto:rentals@greenerrentals.com) <https://www.richardgreener.co.uk>