



Bay Tree Cottage 3a Doddington Road

Earls Barton, Northampton, NN6 0NF

£1,200 Per Calendar Month



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Available to move into NOW!

A beautifully presented and charming two bedroom cottage in the popular village of Earls Barton, which has been recently redecorated throughout, with newly laid flooring and carpets.



Unfurnished accommodation: entrance hallway, living room, dining room, kitchen, two double bedrooms, bathroom, shower room, rear garden, driveway. Council Tax Band B. The EPC Rating is an E however new UPVC windows and doors have been installed since the EPC was carried out.

Entrance to Bay Tree Cottage is via a pathway which runs alongside the gravelled driveway, providing off-road parking for one vehicle. The front door opens into a well proportioned light and spacious hallway which has a door to the living room and also a door to the back garden. The living room has two windows overlooking the front garden, with a window seat in the bay window, as well as a cast iron fireplace, creating a cosy and inviting, quintessential cottage feel.

There is a small inner hallway providing a handy under-stairs storage cupboard and a doorway to the dining room, which has wood effect laminate flooring and leads to the kitchen. There are a range of base and eye level cupboards, a four-ring gas hob and an electric oven, plus an under-counter fridge and a washing machine (landlord not liable for repair or replacement).

Upstairs there are two double bedrooms with new carpets and neutral decoration. The impressive bathroom features a white three piece suite consisting of a hand wash basin, toilet and a roll-top bath with a hand-held shower attachment. There is also a separate shower room containing a large shower cubicle with glass door and a hand wash basin.

The enclosed brick-paved rear garden has a raised deck area, plant pots and shrubs to either side and a small pond, making this an ideal space for relaxing or entertaining.

Dogs are considered, at the landlord's discretion. Please be aware, there will be an additional £50 per month per pet, payable on top of the rent, for allowing pets on the tenancy.

Living Room 10' x 12'04 max (3.05m x 3.76m max)

Dining Room 12'05 x 9'07 max (3.78m x 2.92m max)

Kitchen 6'01 x 7'09 (1.85m x 2.36m)

Bedroom One 10' x 10'01 max (3.05m x 3.07m max)

Bedroom Two 9'05 x 9'10 max (2.87m x 3.00m max)

Bathroom 7'10 x 10'06 (2.39m x 3.20m)

Shower Room 8'09 x 3' (2.67m x 0.91m)

Area Map



Energy Efficiency Rating

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