

**51 Mill Meadow
Kingsthorpe
NORTHAMPTON
NN2 7DR**

£950 Per Month



- **AVAILABLE MID AUGUST**
- **RADIATOR HEATING**
- **OFF ROAD PARKING**

- **MODERN MID TERRACE**
- **UPVC DOUBLE GLAZING**
- **ENERGY EFFICIENCY RATING:C**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

****Available Mid August**** This modern two bedroom mid-terrace home has radiator central heating and Upvc windows throughout. To the front there is allocated parking. ****Unfurnished, no pets****

Entrance Hall

Stairs rising to first floor, laminate floor, doors to kitchen and lounge.

Lounge

13'11" x 11'7" (4.25 x 3.55)

Laminate floor, TV point, radiator, under-stairs cupboard, sliding patio doors to rear garden.

Kitchen

9'0" x 5'6" (2.76 x 1.68)

The kitchen is fitted with white base and wall mounted cupboards, roll-top worksurfaces, integrated electric oven and inset gas hob, inset stainless steel sink, plumbing for washing machine and space for a fridge, half tiling to walls, tiled floor, window to front elevation.

Landing

Access to loft space.

Bedroom one

9'4" x 8'0" not including wardrobes (2.87m x 2.46m not including wardrobes)

Fitted mirror wardrobes, radiator, window overlooking rear garden.

Bedroom two

11'6" x 8'0" (3.53 x 2.46)

Recess for wardrobe, overstairs storage cupboard, radiator, window to front elevation.

Bathroom

Three piece white suite of panel bath with shower and screen, pedestal wash hand basin, close-coupled W.C. Half tiling to walls with full height tiling to bath and shower area.

Front garden

Lawn area with pathway to entrance. Off road parking.

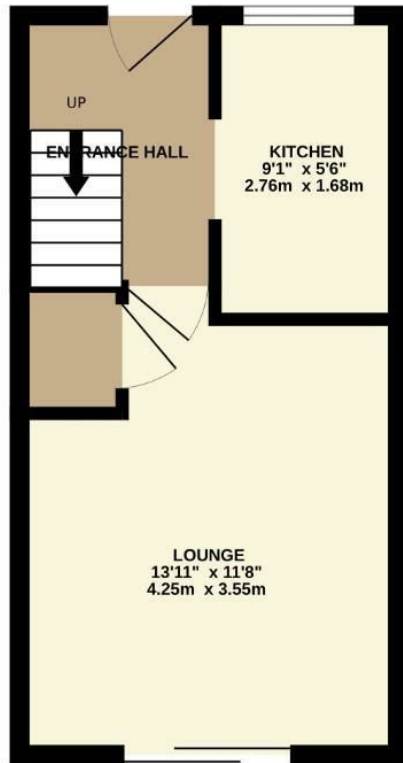
Rear Garden

Paved patio area onto lawn with flowers and shrubs. The rear garden is enclosed by close board fencing.

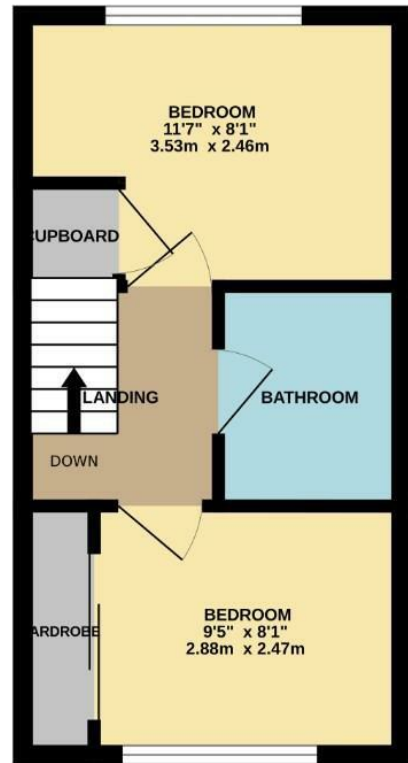
Agent's Notes

Council Tax Band: B

GROUND FLOOR



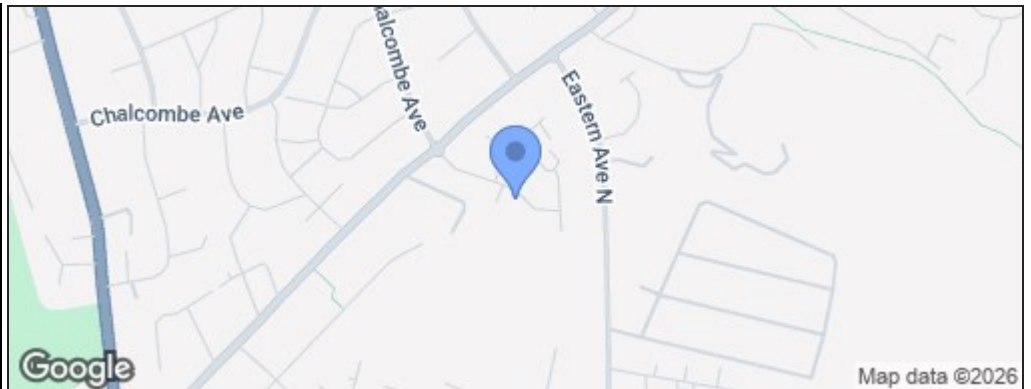
1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

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



Disclaimer

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.