40 South Copse
East Hunsbury
NORTHAMPTON
NN4 0RY

£1,300 Per Month

- AVAILABLE NOW
- UPVC DOUBLE GLAZING
- GAS RADIATOR HEATING
- CLOSE TO SHOPPING FACILITIES
- ENERGY EFFICIENCY RATING: TBA
- THREE BEDROOMS
- GARAGE AND AMPLE PARKING
- CLOSE TO PRIMARILY SCHOOL
- FIVE MINUTES TO M1
- COUNCIL TAX BAND: C

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

PERSONAL • PROFESSIONAL • PROACTIVE

Available Now A three bedroom detached house located in the popular southern suburb of East Hunsbury and benefitting from Upvc double glazing, gas to radiator central heating and single garage. The property is located a short walking distance from a primary school and close to a Tesco superstore and leisure centre. Junction 15 of the M1 motorway is only a five minute drive. **Unfurnished, sorry no pets**

Ground Floor

Entrance Porch
Enter through UPVC partly glazed door, window to front elevation, laminate flooring.

Lounge
16'0" x 11'3" (4.88 x 3.44)
Laminate flooring, double radiator, wall light point, stairs rising to first floor, window to front elevation, archway through to dining room.

Dining Room
11'3" x 9'3" (3.44 x 2.84)
Laminate floor, double radiator, window over looking rear garden.

Kitchen
9'6" x 9'3" (2.92 x 2.84)
Fitted in base and wall mounted cupboards, square edge work surface space, inset single bowl sink with mixer tap over, plumbing for washing machine, space for tall standing fridge/freezer, built in single electric oven, inset electric hob with extractor hood over, gas fired central heating boiler, laminate flooring, tiling to splash areas, window to rear elevation, partly glazed UPVC door to rear garden.

First Floor

Landing
Access to loft area, shelved recess.

Bedroom One
15'2" x 11'1" (4.64 x 3.40)
Laminate flooring, bulk head storage shelf, single radiator, UPVC window overlooking rear garden.

Bedroom Two
12'7" x 10'0" (3.84 x 3.06)
Wardrobe recess, single radiator, window to front elevation.

Bedroom Three
10'0" x 8'3" (3.06 x 2.52)
Single radiator, window to front elevation.

Bathroom
Three piece white suite of panel bath with shower over and curtain fitted, pedestal wash hand basin, close coupled W/C, laminate flooring, airing cupboard with slated linen shelving, heated chrome towel rail, full height tiling to two walls, frosted window to rear elevation.

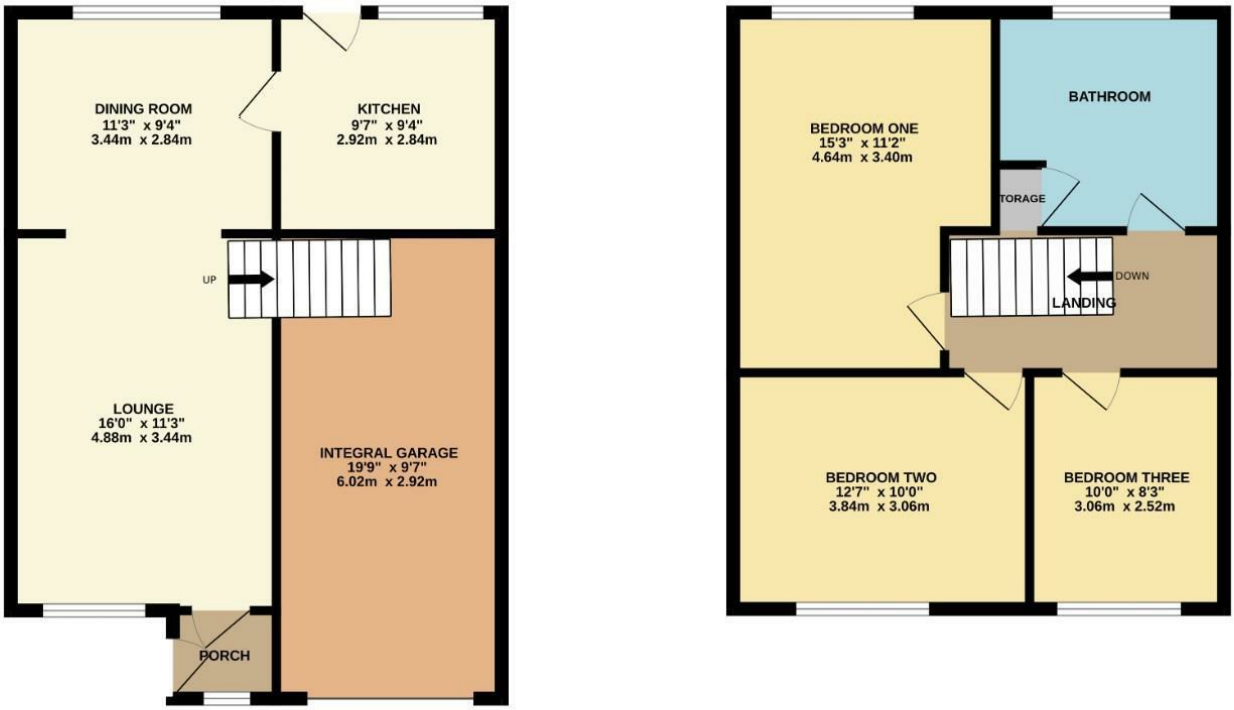
Externally

Front Garden
Block paved frontage offering off road parking for two vehicles and leading to an integral garage . Gated side pedestrian access to rear garden.

Rear Garden
Curved paved patio area enclosed by dwarf stone walling with steps up to lawn area. Corner decking area, keto shed . The garden is fully enclosed by timber panel fencing, outside cold water tap.

Integral Garage
19'9" x 9'6" (6.02 x 2.92)
Metal up and over door, power and light connected.

Agents Notes
Local Authority: West Northamptonshire
Council Tax Band: C



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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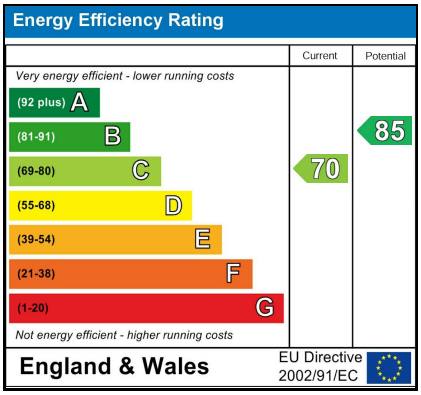

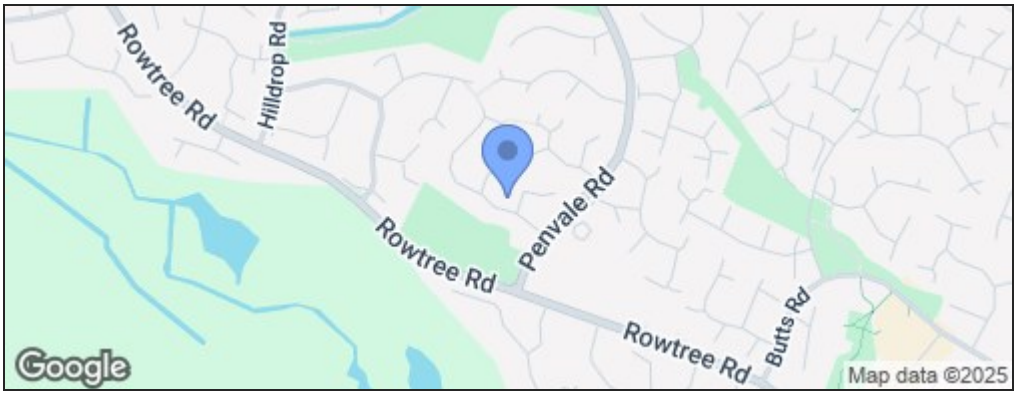

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