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## 54 Duston Road, Northampton, NN5 5AS



**£1,375 Per Month**

A beautiful three bedroom, extended, family home, with stunning gardens, ideally located close to the amenities of Sixfields, and close to good road links.

Set back from the road, with driveway, the ground floor accommodation comprises of the entrance hall, living room with log burning stove, well equipped kitchen with gas hob, electric oven, dish washer, and fridge freezer. The kitchen leads on to the family room/dining room which benefits from Velux windows. To the first floor are three bedrooms and a modern bathroom with shower over the bath. Outside there are gardens to the rear and side of the house, complete with pizza oven and shed.

Available unfurnished from 31st October 2026, £1375.00 PCM. Deposit £1586.00. Holding deposit £317.00, which will be deducted from the first months rent.

Rates Apply, council tax band C. Initial tenancy length is 12 months with a 6 month break clause.

Please note that the garage and loft space are not included.

| 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 |                            |                                                                                   |
|                                             | EU Directive<br>2002/91/EC |  |

| Environmental Impact (CO <sub>2</sub> ) Rating      |                            |                                                                                   |
|-----------------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
|                                                     | Current                    | Potential                                                                         |
| Very environmentally friendly - lower CO2 emissions |                            |                                                                                   |
| (92 plus) A                                         |                            |                                                                                   |
| (81-91) B                                           |                            |                                                                                   |
| (69-80) C                                           |                            |                                                                                   |
| (55-68) D                                           |                            |                                                                                   |
| (39-54) E                                           |                            |                                                                                   |
| (21-38) F                                           |                            |                                                                                   |
| (1-20) G                                            |                            |                                                                                   |
| Not environmentally friendly - higher CO2 emissions |                            |                                                                                   |
|                                                     | EU Directive<br>2002/91/EC |  |