

**38 Church Way
Weston Favell
NORTHAMPTON
NN3 3BX**

£1,600 Per Month



- AVAILABLE FROM END AUGUST
- THREE BEDROOMS
- REFITTED KITCHEN & BATHROOM
- CLOSE TO LOCAL AMENITIES
- ENERGY RATING: D

- EXTENDED SEMI-DETACHED HOME
- VIEWS OVERLOOKING CHURCH
- DOWNSTAIRS CLOAKROOM
- OFF ROAD PARKING
- COUNCIL TAX BAND: D

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



PERSONAL • PROFESSIONAL • PROACTIVE

A family home overlooking the church and having been extensively and tastefully modernised by the current owner. The accommodation comprises entrance hall, cloakroom, lounge and an open plan refitted kitchen / utility / dining room to the ground floor. Upstairs there are three bedrooms and a refitted family bathroom.

Outside there is a driveway to the front and an enclosed garden to the rear with a summer house.

Further benefits include uPVC double glazing and gas radiator heating. **Unfurnished, sorry, no pets**

Ground Floor

Storm Porch

Obscured glass panel door leading entrance hall.

Entrance Hall

Cast iron radiator, stairs rising to first floor, under stairs storage, doors to cloakroom, lounge, kitchen/diner.

Cloakroom

Two piece suite comprising of close coupled W/C, vanity unit with inset sink, tiled splash back, obscured window to side aspect.

Lounge

13'9" (plus bay) x 11'2" (4.21 (plus bay) x 3.42)

Bay window with wooden shutters to front aspect, limed oak floor, open fire place with feature stone surround and stone hearth, picture rail, radiator.

Kitchen

9'8" x 18'9" max (2.95 x 5.74 max)

Refitted with a range of full units, large island unit with quartz worktops over, inset stainless steel sink with mixer tap over, induction hob, built in electric oven, built in microwave/combi oven, fridge freezer, integrated dishwasher, French doors opening to patio area.

Utility Area

Base level units with quartz worktops over, space for built in washing machine, obscure window to side aspect, obscure double glazed door leading to side access.

Dining Room

12'0" x 9'0" (3.66 x 2.76)

Open plan from Kitchen. Oak effect laminate flooring, full height built in storage cupboard, cast iron radiator, window over looking rear garden.

First Floor

Landing

Leaded light obscured window to side aspect, doors to all rooms.

Bedroom One

10'11" x 11'10" (3.34 x 3.62)

Large window to front aspect over looking church, fitted double wardrobe to side of chimney breast, radiator.

Bedroom Two

11'9" x 10'10" (3.60 x 3.32)

Window to rear aspect, fitted quadruple wardrobe, engineered oak floor, radiator.

Bedroom Three/ Study

8'0" x 9'5" (2.44 x 2.88)

Window to front aspect over looking church, radiator, picture rail, loft access (not available to tenant).

Bathroom

Refitted with a three piece suite comprising W/C with enclosed cistern, vanity unit with inset sink with mixer tap over, curved bath with fitted shower and screen, tiled splash back, extractor fan, obscure window to side aspect.

Externally**Front Garden**

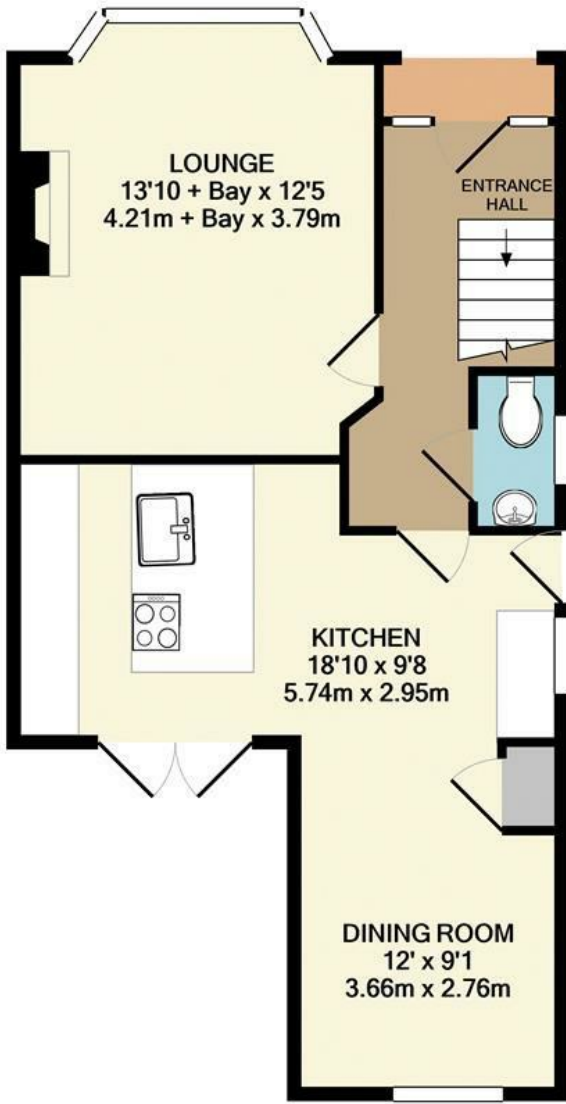
Gravel driveway providing off road parking, area with established plants shrubs and trees.

Rear Garden

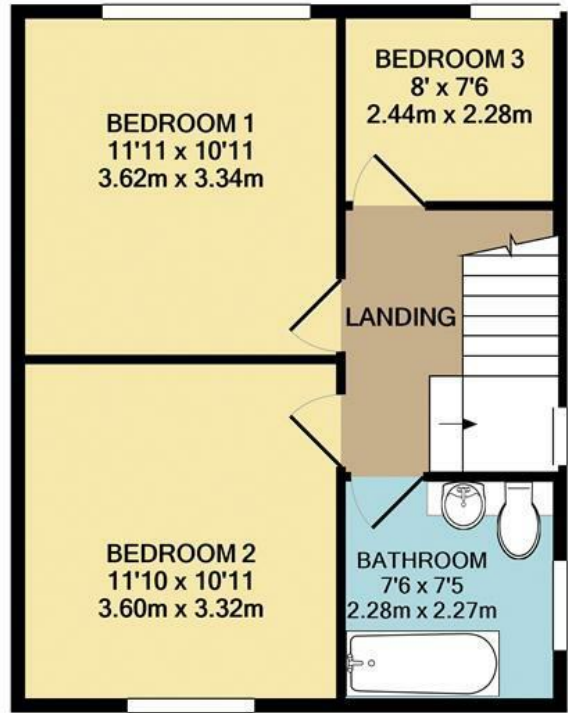
Landscaped rear garden laid to patio and lawn with raised shrub borders, enclosed by timber fencing, various establish plants shrubs and trees, shed and summer house. Gated side pedestrian access leading to front garden.







GROUND FLOOR
APPROX. FLOOR
AREA 558 SQ.FT.
(51.8 SQ.M.)

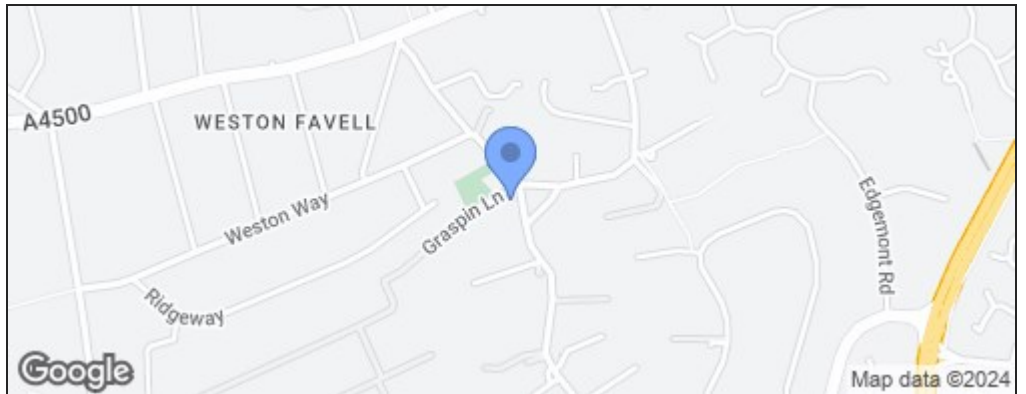


1ST FLOOR
APPROX. FLOOR
AREA 438 SQ.FT.
(40.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 996 SQ.FT. (92.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.