

**19 Church Close
Hartwell
NORTHAMPTON
NN7 2HU
£1,400**



- **THREE BEDROOMS**
- **SEPARATE RECEPTION ROOMS**
- **UPVC DOUBLE GLAZING**
- **OFF ROAD PARKING**

- **SEMI DETACHED**
- **DOWNSTAIRS CLOAKROOM**
- **GAS TO RADIATOR CENTRAL HEATING**
- **ENERGY EFFICIENCY RATING: D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

*****Available Now*****To Rent this charming semi-detached house located in the picturesque village of Hartwell, Northampton. This property boasts three reception rooms, perfect for entertaining guests or simply relaxing with your family. With three cosy bedrooms, there's plenty of space for everyone to unwind and recharge.

The house features a well-maintained bathroom, ensuring your comfort and convenience. One of the standout features of this property is the parking space available for up to five vehicles, making hosting gatherings or having multiple cars a breeze.

Situated in a peaceful village location, you'll enjoy the tranquillity and sense of community that comes with village life. The property has been extended, providing even more living space for you to enjoy and make your own.

Ground Floor

Entrance Porch

Windows to front and side,

Entrance Hall

Stairs rising to first floor, understairs storage cupboard, doors to:

Lounge

14'6" x 9'10" (4.43 x 3.02)

Feature fireplace, radiator, two UPVC double glazed windows to rear, UPVC double glazed French doors to rear, archway leading to:

Dining Room

9'6" x 9'7" (2.90 x 2.94)

Radiator, UPVC double glazed window to rear.

Family Room

11'0" x 9'4" (3.36 x 2.87)

Radiator, UPVC double glazed French doors to rear, UPVC double glazed windows to rear and side.

Kitchen

10'11" x 9'8" (3.33 x 2.95)

Fitted kitchen comprising sink unit with base cupboards below, a range of floor standing cupboards with worktops above, tiling above work surfaces, eye level cupboards, fitted gas cooker with extractor fan above, radiator, UPVC double glazed window to front, door to:

Utility Room

11'2" x 11'0" (3.41 x 3.36)

Vinyl flooring, radiator, wall mounted gas fired boiler, UPVC double glazed window to front, UPVC double glazed door to side, door to:

Cloakroom

Suite comprising low level W/C, hand wash basin, vinyl flooring, UPVC double glazed window to front.

First Floor

Landing

Built in storage cupboard, UPVC double glazed window to front, loft access, doors to:

Bedroom One

11'11" x 10'0" (3.64 x 3.07)

Built in wardrobe, UPVC double glazed window to rear, radiator.

Bedroom Two

9'10" x 8'10" (3.00 x 2.70)

Radiator, UPVC double glazed window to rear.

Bedroom Three

9'8" x 5'11" (2.96 x 1.82)

Radiator, UPVC double glazed window to front.

Bathroom

Suite comprising bath unit with shower unit above, hand wash basin, low level W/C, tiled splash areas, tiled flooring, heated towel rail, UPVC double glazed window to side.

Externally**Front Garden**

Mainly laid with gravel, off road parking for several cars, flower and shrub borders.

Garage

Detached single garage, up and over door, side access, power and light connected.

Rear Garden

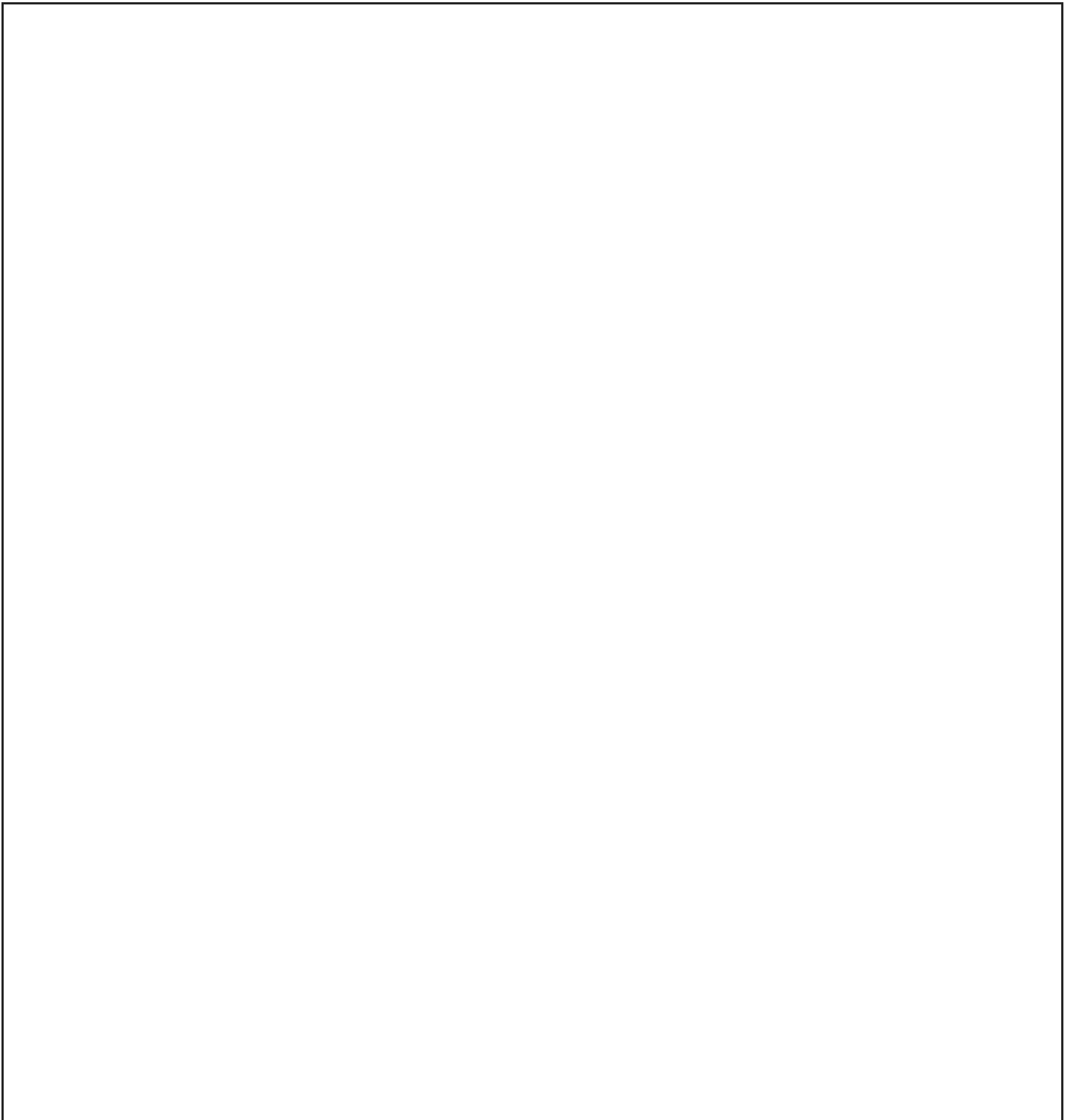
Paved patio area leading to lawn, flower and shrub borders, gated side access.

Agents Notes

Local Authority: South Northamptonshire

Council Tax Band: C





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	



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 firms employment has the authority to make or give any representation or warranty in respect of the property.