

**14 Penfold Gardens
Great Billing Village
NORTHAMPTON
NN3 9PG**

£1,500 PCM



- **** AVAILABLE NOW ****
- **UNFURNISHED**
- **EN-SUITE TO MASTER BEDROOM**
- **PRIVATE REAR GARDEN**

- **CLOSE TO HEART OF VILLAGE**
- **FOUR BED DETACHED**
- **SEPARATE RECEPTION ROOMS**
- **ENERGY EFFICIENCY RATING: D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

A four bedroom modern detached family home located close to the heart of Great Billing Village. The property has been well maintained and benefits from Upvc double glazing and gas to radiator central heating. Accommodation to the ground floor includes separate reception rooms, a good size kitchen with fitted appliances and a cloakroom. To the first floor are four bedrooms with the master offering a full en-suite bathroom. There is a further family bathroom. Externally the front garden is of good length with parking for two cars and access to a single garage. The rear garden is not overlooked from the back. A viewing is highly recommended.

Entrance Hall

Entry through UPVC partly glazed door with full length glazing to sides, double panel radiator, stairs rising to first floor landing, under stairs storage cupboard, door to:

Cloakroom

Wall mounted wash hand basin with tiled splash backs, close coupled WC, single panel radiator, frosted window to side elevation.

Lounge

14'10" x 14'1" (4.54 x 4.30)

Living flame effect gas fire on marble hearth, TV aerial point, two double panel radiators, box bay window with French doors leading to rear garden.

Dining Room

12'0" x 8'11" (3.66 x 2.73)

Double panel radiator, box bay window to front elevation.

Kitchen

13'6" x 8'11" (4.13 x 2.72)

White base and wall mounted units with roll top work surface space, built in single oven, inset gas hob with extractor fan over, built in dishwasher, plumbing for washing machine, tall standing fridge/freezer, inset one and a half bowl stainless steel sink unit, half tiling to walls, tiled floor, double panel radiator, window with partly glazed UPVC door to rear garden.

Landing

Access to loft area with drop ladder (not for tenant use), single panel radiator, large airing cupboard housing lagged hot water cylinder and combination boiler, slatted linen shelving.

Master Bedroom

15'7" x 10'4" max (4.76 x 3.17 max)

Fitted wardrobes to length of one wall, double panel radiator, two windows to front elevation, door to en suite bathroom.

Ensuite Bathroom

A three piece white suite of; panelled bath with mixer shower and fitted screen, vanity basin with cupboards under, WC with enclosed cistern, heated chrome towel rail, full height tiling, sunken spotlights to ceiling, frosted window to front elevation.

Bedroom Two

13'7" x 8'11" max (4.16 x 2.72 max)

Fitted double wardrobe, single panel radiator, window overlooking rear garden.

Bedroom Three

10'4" x 8'5" (3.17 x 2.58)

Built in double wardrobe, single panel radiator, window overlooking rear garden.

Bedroom Four

10'5" x 6'5" (3.18 x 1.96)

Single panel radiator, window to rear aspect.

Bathroom

A three piece suite of panelled bath with shower over and screen, pedestal wash hand basin, WC with enclosed cistern, heated chrome towel rail, single panel radiator, frosted window to side elevation.

Front Garden

Driveway offering parking for a maximum of two cars, lawn with flower, shrub and evergreen beds.

Rear Garden

Paved patio area onto lawn, mature shrub and evergreen borders, side pedestrian access, outside cold water tap, timber tool shed to side of property, private garden not overlooked from rear.

Garage

Single construction garage with metal up and over door, light and power connect.

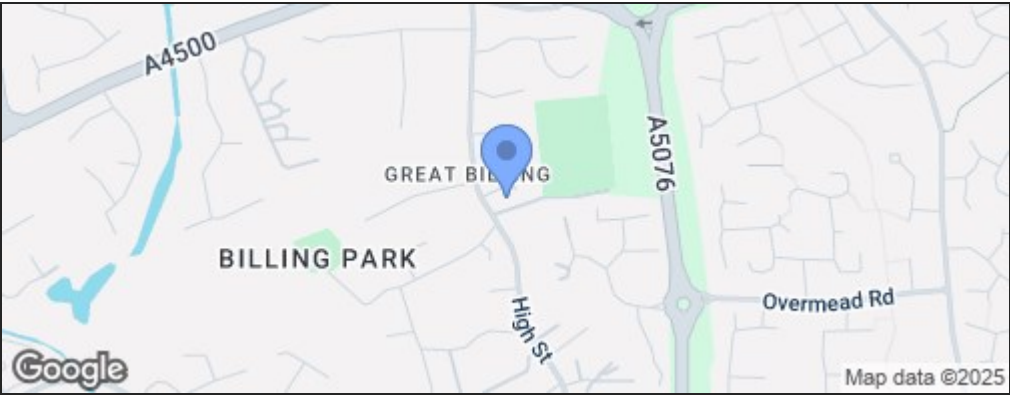
Agent's Notes

Council Tax Band: E





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D	68	
(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.