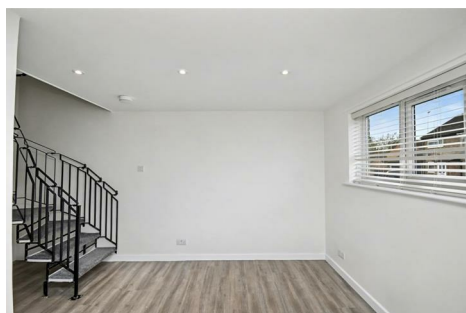


**83 Manorfield Close
Little Billing
NORTHAMPTON
NN3 9SP**

£850 Per Month



- AVAILABLE NOW
- ALLOCATED SECURE PARKING
- MODERN KITCHEN
- ELECTRIC HEATING
- ENERGY EFFICIENCY RATING: TBC

- ONE BEDROOM HOUSE
- REFURBISHED
- MODERN SHOWER ROOM
- UPVC DOUBLE GLAZING
- COUNCIL TAX BAND: A

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



PERSONAL • PROFESSIONAL • PROACTIVE

****Available Now**** A one-bedroom home that has been refurbished to a good standard, offering electric heating, double glazing, a modern kitchen, a modern shower room, and an allocated car parking space. ****Unfurnished, sorry no pets****

Ground Floor

Lounge

13'1" x 10'9" (4.00 x 3.30)

Entry through hardwood partly glazed door, laminate flooring, stairs to first floor, windows to two elevations, sunken spotlights to ceiling.

Kitchen

9'10" x 6'9" (3.00 x 2.08)

Fitted with base and wall mounted cupboards, grain effect work surface space, inset single drainer stainless steel sink unit, fitted electric oven, inset induction hob with extractor over, fitted washing machine, laminate flooring, sunken spotlights to ceiling, under unit lighting, window to front elevation.

First Floor

Landing

Sunken spotlights.

Bedroom One

13'1" x 10'9" (4.00 x 3.30)

Built in cupboard with shelving, access to loft area, recess for wardrobe, windows to two elevations.

Shower Room

Fitted in a white three piece suite of corner shower cubicle, pedestal wash hand basin, close coupled W/C, heated chrome towel rail, vanity cupboard, sunken spotlights to ceiling, extractor fan, frosted window to front elevation.

Externally

Front Garden

Open plan corner lawn area, concrete pathway to entrance with outside cupboard.

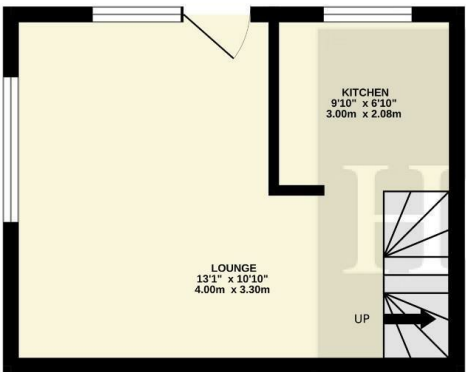
Parking

Secure allocated parking space for one car.

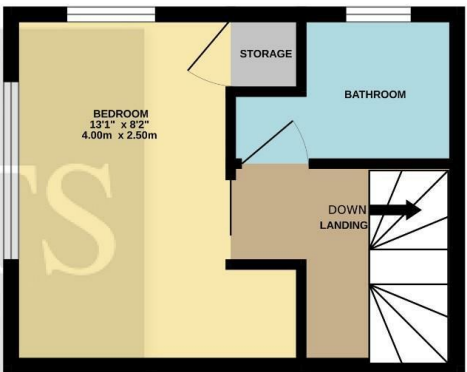
Agents Notes

Council Tax Band: A

GROUND FLOOR



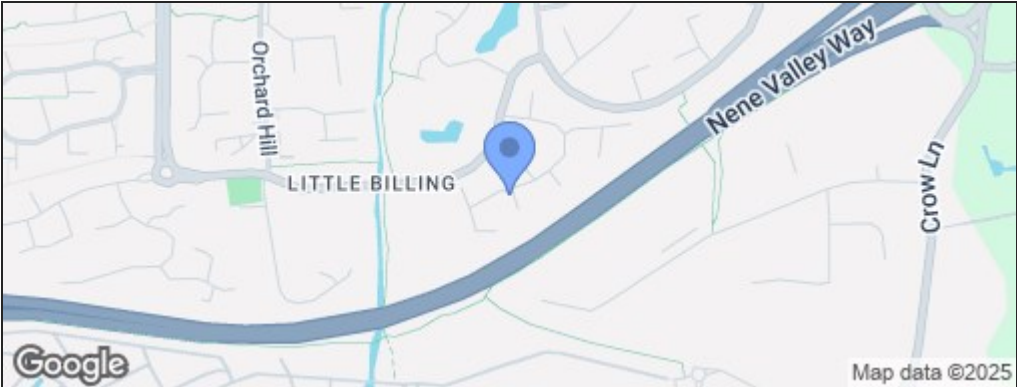
1ST FLOOR



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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(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.