



Rent
£1,400 pcm + fees*

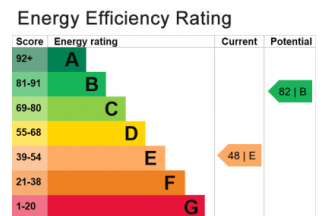
Security Deposit
£1,615

Availability
Immediately

Exclusions
No Smokers, Pets
Considered

Furnishing
Unfurnished

**42 Main Street
Denton
Northampton
NN7 1DQ**



We are pleased to offer for let this rarely available cottage in the quiet village of Denton. The property benefits from off road parking, character features and versatile accommodation. The accommodation in brief comprises entrance hall, snug with feature open fireplace, living/dining room, kitchen, utility room and downstairs WC. Upstairs are two double bedrooms, a single bedroom and a family bathroom. Outside is a large gated gravel area providing off road parking, a raised decked dining area, three storage outbuildings and a further room fully functioning as an office. Pets Considered. EPC Rating- E. Council tax band- D. Let Type- Long Term

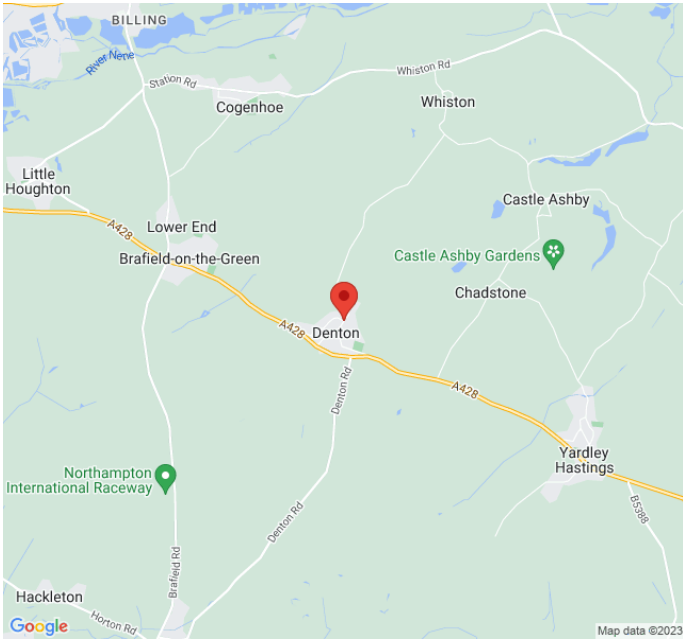
Beautiful Stone Cottage | Lounge & Snug | Kitchen & Utility | Three Bedrooms | Home Office | Off Road Parking

* OUR FEES *

Refundable Application Holding Deposit: One Weeks' Rent (To reserve a property and refundable if the Landlord decides not to proceed with your application. These monies will not be refunded if you decide not to proceed with the application, fail Right to Rent checks, provide false or misleading information or fail to provide any information needed to proceed with your application within 15 days. If your application is successful these monies will be deducted from your first months' rent). Refundable Security Deposit Five Weeks' Rent: (To cover breaches of agreement. This will be registered and protected with the Tenancy Deposit Scheme (TDS) and may be refunded at the end of the tenancy subject to property inspection). For other Permitted Fees please see the relevant section of the Tenant Guide on our website or visit our offices.

Pet Rent: Should the Landlord accept a pet in the property, the rent will be increased by £25 per month per free roaming pet. Pets are only accepted at the Landlord's discretion and this does not mean that this particular property will accept a pet. Enquiries should therefore be made prior to viewing.

modern marketing · traditional values



Local Area Information

Denton is a small village located on the A428 Northampton to Bedford road, 6 miles south east of Northampton. The A45 Northampton ring road is also located just 4 miles west of this Northamptonshire village and in turn provides access to Junction 15 of the M1 motorway, a total of 9 miles away. Predominantly centred around the village green, much of which is in a conservation area, Denton enjoys a pub, The Red Lion which has a bar and separate dining area plus large outdoor patio, a village hall, doctor's surgery with pharmacy, and a primary school feeding to Wollaston School some 10 miles north east for secondary education. Commanding a view over the village green is St Margaret's Church, predominantly of medieval origin with later re-buildings and additions. A general store is located in the nearby village of Bradfield-On-The-Green, with two large supermarkets and two mainline train stations accessible with a 7 mile radius.



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.