



Rent
£2,000 pcm + fees*

Security Deposit
£2,307

Availability
16th May

Exclusions
No Smokers

Furnishing
Unfurnished

**55 Pilgrims Lane
Bugrooke
Northampton
NN7 3PJ**

Jackson Grundy are pleased to offer for rent this well appointed and extended detached bungalow in the quiet village of Bugrooke. Located close to local schools and offering peaceful countryside living this property should be viewed to appreciate the space. The accommodation in order of walking through the property comprises entrance hall, master bedroom with built in wardrobes and over head storage (10'10 x 10'11), access to a jack and jill shower room (6'03 x 5'04) which leads back into the hallway, second double bedroom (10'11 x 10'11), a modern fitted kitchen/breakfast room (19'07 x 8'01), lean to UPVC utility room (9'07 x 4'07), dining room with feature fireplace (13'11 x 10'11) double doors lead to the lounge which has sliding doors leading to the side and rear garden (9'09 x 18'06), single bedroom and a further double bedroom (9'08 x 12'01). From the kitchen via a space saving ornate spiral staircase is a further double bedroom complete with bedroom furniture (12'0 x 11'0) and a bathroom (11'11 max x 11'03 max). Outside is a garage, off road parking, an external office, playhouse, garden shed and green house and large enclosed rear garden mainly laid to lawn. EPC - TBC. Council tax- E. Let Type- Long Term

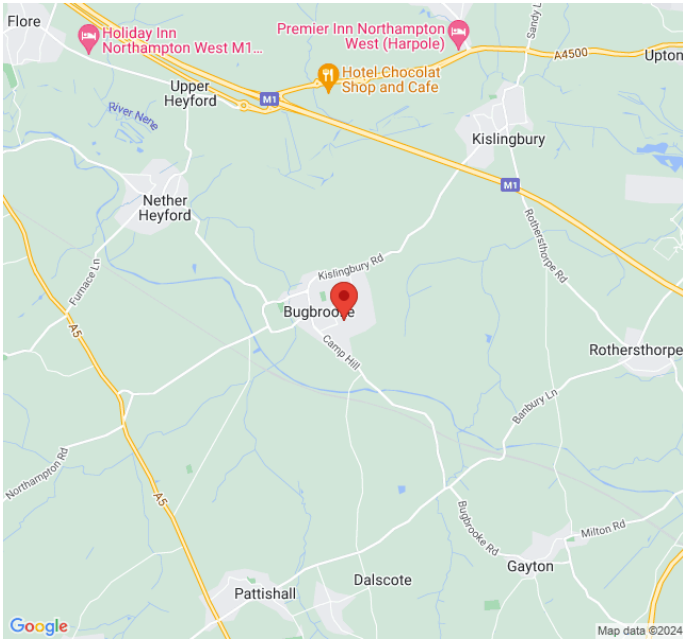
**Detached Bungalow | Village Location | Four/Five Bedrooms | Modern Fitted Kitchen |
Beautiful Garden | Off Road Parking & Garage**

*** 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. For fully managed properties, 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.

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Local Area Information

This large and popular village lies approximately 7 miles west of Northampton. Along with the River Nene and Hoarestone Brook, Bugrooke also sits on the Grand Union Canal and has a small marina for approximately 40 moorings. Twinned with Iteuil in France and Vohl in Germany. The village has seen much expansion over the years but the old part retains many fine buildings and is home to several of the village's amenities including general store, public houses, pet store, hairdresser, small deli / bakery, takeaway, Church community café and Anglican church. Move into the centre of the village and you will find a GP surgery, pharmacy and primary school which feeds into the extremely popular Campion Secondary School on the edge of the village, preschool and children's nursery plus the community centre hosting a range of activities. The village has well established rugby, football, bowls and cricket clubs plus Scouts and Guides groups. Main road links from Bugrooke are excellent, with the A5 and M1 J16 both less than 3 miles away and the A45 Northampton ring road just over 5 miles away. A regular bus service also runs between Bugrooke and Northampton where a mainline train station operates to both Birmingham New Street and London Euston.



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.