



Rent
£1,450 pcm + fees*

Security Deposit
£1,673

Availability
Immediately

Exclusions
No Smokers

Furnishing
Unfurnished

**8 Well Yard
Kingsthorpe Village
Northampton
NN2 6QX**

We are pleased to offer for immediate let this four bedroom property in a quiet cul-de-sac in the heart of Kingsthorpe Village. The accommodation briefly comprises entrance hall, downstairs WC (5'04 x 2'05), spacious lounge with feature fireplace (21'07 x 10'11), modern kitchen/diner with built in fridge/freezer and dishwasher, (kitchen area 13'07 x 8'08/ dining space 10'6 x 9'05/ overall length 18'08), utility room with space and plumbing for washing machine (6'0 x 6'10), stairs lead to the first floor landing, bedroom one with built in wardrobes (10'05 x 12'01), bedroom two with open hanging space (8'10 x 10'03), bedroom three (6'08 x 8'02), bedroom four (8'07 x 13'07) and family bathroom with twin sinks, bath and separate shower cubicle (13'0 x 7'0). Outside is off road parking to the front, a lawned front garden, enclosed rear garden laid to lawn with a raised patio area and countryside views, access to the garage which is 29'0 in length. Recently redecorated. Viewing is highly recommended. EPC - C. Council tax band- E. Let Type- Long Term

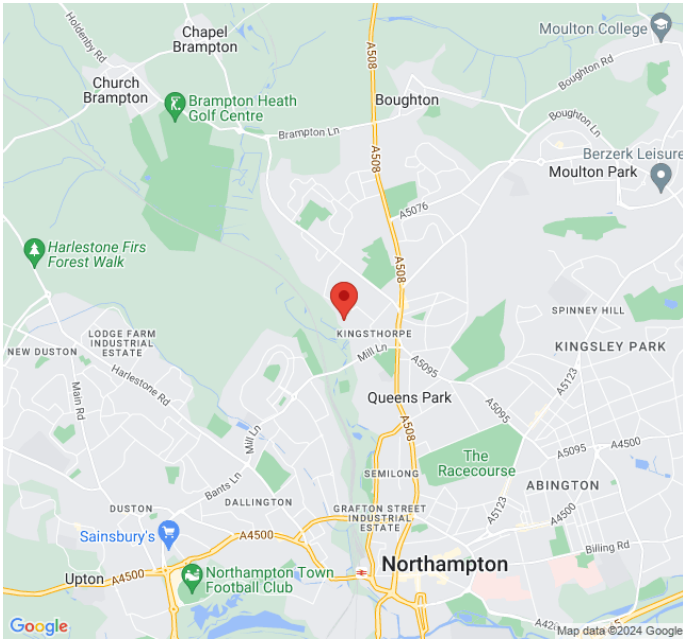
Kingsthorpe Village | Spacious Lounge | Kitchen/Diner | Four Bedrooms | Countryside View | Parking & Garage

*** 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.

modern marketing · traditional values



Local Area Information

Once a village, Kingsthorpe is now a suburb to the northwest of Northampton town centre with the old village set behind A508 Harborough Road. Starting at the junction where local landmark public house, The Cock Hotel, is sited, this road takes you past Kingsthorpe Shopping Centre which is home to two large supermarkets, a pharmacy, coffee shop, pet store and bank. Across the A5199 Welford Road junction further shops, banks, take away foods and public houses line the road continuing up to the Whitehills area of this suburb where you'll find Whitehills primary school. As you travel up the Boughton Green Road towards Moulton you'll pass Kingsthorpe College secondary school. Areas set off the A5199 Welford Road benefit from having the Brampton Valley Way on their doorstep which is hugely popular for dog walking, hiking and cycling. With the aforementioned main access roads and Northampton's mainline train service to London Euston and Birmingham New Street, transportation links from this very popular area are well catered for.



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.