



Rent
£2,000 pcm + fees*

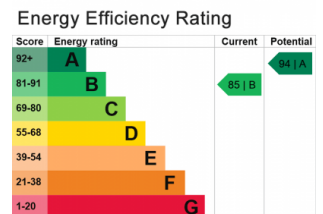
Security Deposit
£2,307

Availability
15th July

Exclusions
No Smokers

Furnishing
Unfurnished

**1 Young Close
Overstone Gate
Northampton
NN6 0GD**



Jackson Grundy are pleased to offer for rent this beautiful four bedroom, three storey modern detached family home offered in excellent condition throughout and located on the new estate of Overstone Gate. The property accommodation in brief comprises of entrance hall, WC (3'03 x 4'10), spacious lounge with bay window to the front (10'04 x 17'09), modern kitchen/diner with built in appliances and a French doors leading to the garden (17'08 x 13'09 overall size) and utility room with under stairs storage cupboard (6'0 x 5'06). Stairs lead to the spacious first floor landing, master bedroom (11'03 x 10'04) with dressing area (6'04 x 7'02), ensuite shower room (4'06 x 7'04), bedroom two (9'08 x 10'11), family bathroom (6'05 x 5'07), further stairs lead to the top floor landing which has space for a desk, bedroom three (7'04 x 11'03), bedroom four (9'08 x 13'10 and shower room (4'10 x 7'09 into shower). Outside is an enclosed garden located to the side of the property, off road parking and a single detached garage. EPC Rating -B. Council tax band- E. Let Type- Long Term

**Modern Detached Property | Lounge & Kitchen/Diner | Four Bedrooms | Three Storey |
Ensuite To Master | Enclosed Garden & 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

Overstone is a small village 6 miles NE of Northampton. Primarily a ribbon development, the village covers an area of 644 hectares which includes Overstone Park Resort & Golf Club, a Scandinavian-style village with tennis, gymnasium, hotel and conferencing facilities plus an 18 hole par 72 golf course. A post office and a primary school, which prides itself on the extracurricular activities offered to pupils, are located within the main village with the nearest secondary school provision being Moulton school less than 2 miles west. Moulton also provides Overstone residents with fuel station, grocery store, library, GP surgery and pharmacy services. The nearest main roads are the A43 and A508, both of which give access to the A14 and in turn to the M1 and M6. For public transport a regular bus service runs to Moulton and Kettering via several nearby villages and mainline rail access to London Euston and Birmingham New Street can be accessed in Northampton with further services to London St Pancras and Nottingham available from Wellingborough station 6 miles west.



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.