



Rent
£1,950 pcm + fees*

Security Deposit
£2,250

Availability
1st August

Exclusions
No Smokers

Furnishing
Unfurnished

**Cricklewood, 32 St Lukes Close
Spratton
Northampton
NN6 8HS**

Energy Efficiency Rating		Current	Potential
Score	Energy rating		
92+	A		
81-91	B		
69-80	C		
55-68	D		88 D
39-54	E	45 E	
21-38	F		
1-20	G		

Situated in a small close in the old part of the village is this extended detached property set on a large plot with generous parking and substantial lawned gardens with timber outbuildings. The accommodation on offer includes entrance hallway feeding two bedrooms and a nicely appointed shower room, dining room, inner hall feeding a utility room and bedroom four, sitting room open plan in to a superb conservatory addition, family/living kitchen space with island unit and door to conservatory also. Upstairs is the master bedroom with a spa bath and en-suite and french doors overlooking the rear garden. This property would ideally suit a family with the village shop, schooling and 'Old Kings Head' restaurant close by. EPC Rating- E.

Individual Detached Village Home | Cul-de-Sac Location | Substantial Garden with Timber Outbuildings | Four Bedrooms & Two Bathrooms | Family/Living Kitchen Space & Utility Room | Superb Conservatory Addition

* OUR FEES *

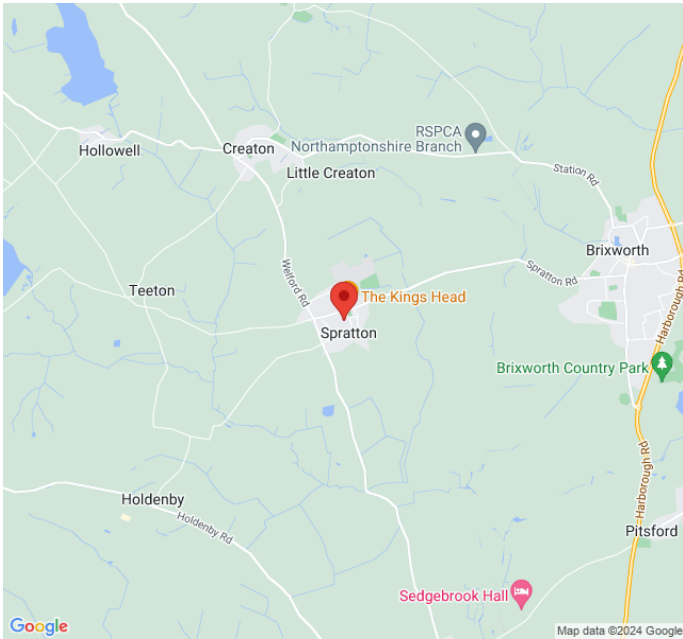
Refundable Application Holding Deposit: One Weeks' Rent (To reserve a property and refundable if the Landlord decides not to proceed with your application. These monies will not be refunded if you decide not to proceed with the application, fail Right to Rent checks, provide false or misleading information 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

Spratton village is 7 miles north of Northampton town centre on the A5199 Welford Road. Village facilities include a village store offering groceries, newspapers, beers, wines and household items, plus a public house with a restaurant and cafe. The primary school feeds into the excellent Guilsborough secondary school and there is also Spratton Hall school; a private preparatory school for children of four to thirteen years of age. Local leisure facilities include three reservoirs, Brixworth Country Park and several golf clubs just a short drive away. Supermarkets can be found on the Northern edge of Northampton approximately four miles away and a daily bus service operates to Northampton where there is a mainline rail link to London and Birmingham. The nearest main road links are the A14 J1 (6 miles) and M1 J18 (10 miles).



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.