



**Rent**  
£2,000 pcm + fees\*

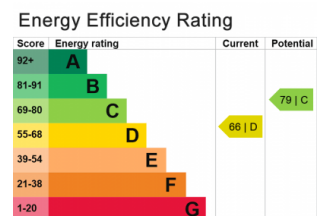
**Security Deposit**  
£2,307

**Availability**  
16th September

**Exclusions**  
No Smokers

**Furnishing**  
Unfurnished

**1 South View  
Kislingbury  
Northampton  
NN7 4AR**



Jackson Grundy are very pleased to offer for let this mature extended four bedroom semi detached property for let. The property is situated on a corner plot, on the outskirts of Kislingbury and offers quick access to the M1. The accommodation in brief comprises of a storm porch, entrance hall, lounge, separate dining room with French doors to the rear garden, sitting room with door to the side garden, spacious kitchen, utility cupboard and WC. Upstairs is the master bedroom with built in wardrobes and a modern ensuite shower room, bedroom two with built in wardrobes and a charming bay window seat, bedroom three to the rear elevation, bedroom four with built in wardrobes (currently used as an office) and a modern fitted family shower room. Outside is an enclosed rear garden offering several storage sheds, a decked seating area, lawned area and patio seating area. To the front is a gravel area providing off road parking for several cars and mature shrub borders. EPC Rating- D. Council tax band- E. Let Type- Long Term

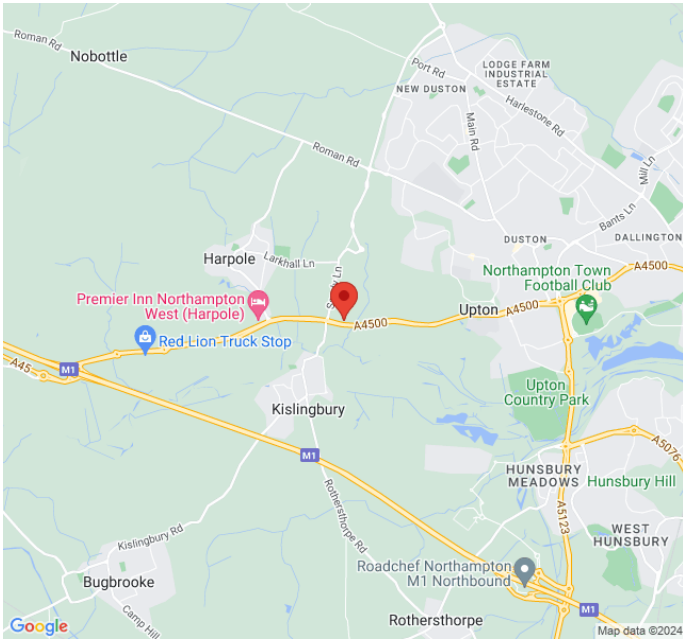
**Mature Semi Detached House | Generous Corner Plot | Four Bedrooms | Ensuite To Master  
| Enclosed Rear, Side and Front Gardens | Off Road Parking**

\* 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. 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

The well sought after and pretty village of Kislingbury is home to several amenities including Post Office/general store and public houses. Kislingbury has its own primary school which feeds into Champion Secondary School in the next village of Bugbrooke. The village has a church, chapel, playground, sports field with a football club, bowls club and cricket club (inc in the watering holes above). Kislingbury is only 0.5 mile from the A45 Northampton ring road and approximately two miles from Junction 16 of the M1. Regular bus services run to Banbury, Daventry and Northampton via Northampton train station with mainline connections to London Euston and Birmingham New Street. There are a series of recreational paths & cycle ways from Kislingbury through Upton Country Park and along the river Nene.



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.