



**Rent**  
£2,000 pcm + fees\*

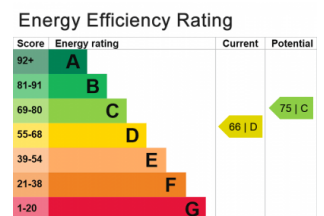
**Security Deposit**  
£2,307

**Availability**  
2nd September

**Exclusions**  
No Smokers

**Furnishing**  
Unfurnished

**15 High Street  
Spratton  
Northampton  
NN6 8HZ**



A well presented spacious four bedroom detached bungalow which is located within the established village of Spratton. The accommodation comprises of "L" shaped entrance hall (13'05" x 6'10") extending to (37'01" x 3'02") living room (25'0" x 20'07") "L" shaped kitchen/breakfast room (18'0" x 8'09" extending to 16'05" x 8'10") utility room ( 7'05" x 5'05") orangery room (19'03" x 11'10" max) main bedroom ( 14'08" x 12'04") with ensuite 6'04" x 5'06") bedroom two ( 11'01" x 9'05") bedroom three ( 11'01" x 9'02") bedroom four ( 10.01" x 8'09") and family bathroom ( 11'0" x 6'09" max) Further benefits include gas radiator central heating, a gravel driveway leading to detached double garage, gardens to all sides. EPC- D Council Tax- D Long Term Let

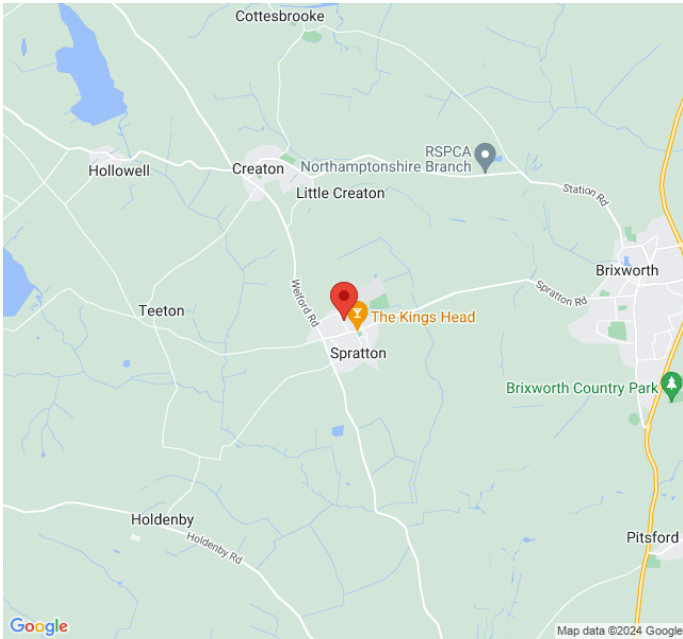
**Detached Bungalow | Spacious Accommodation | Double Garage | Off Road Parking | Wrap Around Garden**

\* 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

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 house hold 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 services 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.