



## 3 Sunny Bank

Back Lane, Holcot, NN6 9SL

£950 PCM

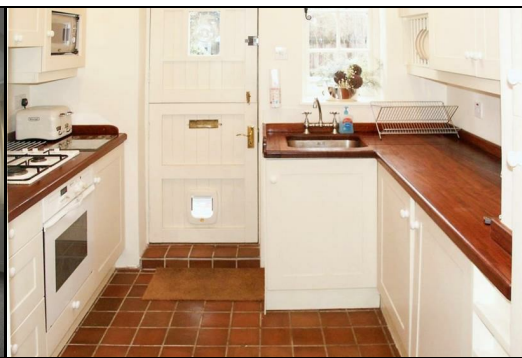


IF YOU WOULD LIKE TO VIEW THIS PROPERTY PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL BE IN TOUCH WITH YOU SOON!

Available to move into from 9th October 2025!!

Located in the picturesque village of Holcot is this cute two bedroom terraced cottage brimming with period character and enjoying views of the countryside and the village duck pond.

One small pet may be allowed for an additional £25pcm.



Unfurnished accommodation: Kitchen, living/dining room, two bedrooms, bathroom. One pet may be permitted. Energy Rating D. Daventry District Council Tax Band B.

A well presented mid-terraced cottage, enjoying rural views beyond the village's duck pond. The cottage has upvc double glazed windows and gas radiator heating and neutral decoration throughout.

The covered passageway in the terrace row gives access to the entrance door, which is located to the rear of the cottage via the small fenced garden. You enter directly into the kitchen, which has modern cream shaker-style units with quarry tiled flooring. A gas hob, an electric oven, an integrated washing machine, a fridge, a freezer and a microwave are provided.

A door leads through to the living/dining room which has a decorative fireplace with gas stove inset, a window to the front aspect and stairs that lead to the first floor.

Upstairs, the bathroom has a white suite with ceramic tiled flooring and a shower over the bath. The master bedroom has a range of fitted wardrobes providing plenty of storage space, with a window overlooking the duck pond and soaking up views of the countryside beyond. The second bedroom is a single, ideal for a dressing room, an office, or a small child's bedroom.

There is a small courtyard garden to the rear with a pedestrian right of way to the neighbouring property.

One small pet may be permitted for an additional £25pcm, subject to landlord discretion.

Living Room 15'02 x 11'07 (4.62m x 3.53m)

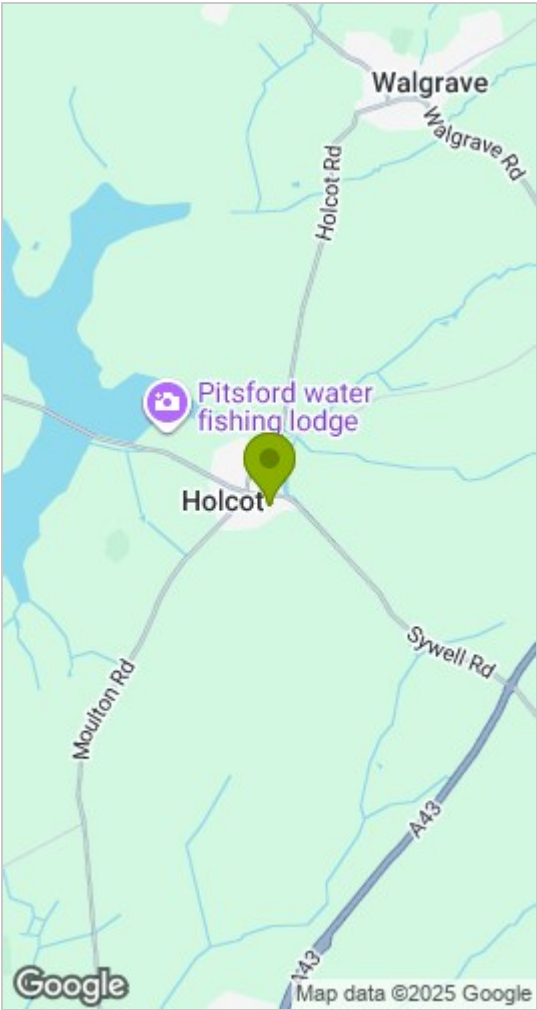
Kitchen 9'01 x 8'01 (2.77m x 2.46m)

Master Bedroom 10 x 8'02 (3.05m x 2.49m)

Second Bedroom 6'10 x 5'06 (2.08m x 1.68m)

Bathroom 6'04 x 4'08 (1.93m x 1.42m)

Area Map



Energy Efficiency Rating

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         | 92        |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   | 60                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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