



62 Woodlands

Grange Park, Northampton, NN4 5FX

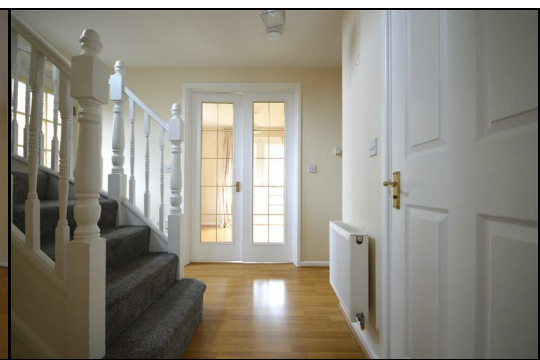
£1,550 PCM



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

Available to move into 13th September 2025!

Situated in the popular Grange Park, is this modern four bedroom detached house with a detached single garage and a driveway providing off-road parking for two cars, which also had a new boiler installed in Winter 2022.



Unfurnished Accommodation: Entrance hall, living room, dining room, w/c, kitchen/breakfast room, four bedrooms, en-suite to master, family bathroom, enclosed garden, single garage, driveway. Energy Rating C. Council Tax Band E.

This detached property is accessed via a upvc front door, which opens into an entrance hallway, which has doors to all rooms, and the handy w/c. The living room measures 18` x 11`05 and has laminate flooring and a bay window to the side aspect, and another window to the front, allowing in an abundance of natural light. The dining room measures 11`07 x 8`09 with laminate flooring and a window to the side, as well as French doors leading to the enclosed garden. The kitchen/breakfast room has a window overlooking the garden and measures 17`07 x 7`07, with contemporary light wood eye and base level units, and a gas hob with an electric oven. A dishwasher, washing machine and American style fridge may be available but the landlord is not responsible for repair or replacement.

Upstairs, the master bedroom measures 9`08 x 11`03, with a range of built-in wardrobes, a window overlooking the rear garden and an en-suite shower room. Bedroom two measures 12`02 x 8`11 and has a built-in cupboard and a window to the side elevation. Bedroom three measures 11`02 x 8`04 with a window to the side aspect and bedroom four measures 10`06 x 6`09 with a window to the front aspect. The family bathroom comprises of a bath with a hand-held shower attachment, a hand wash basin and WC.

Externally, there is a single garage with an up-and-over garage door, with light and power and a driveway for three cars. There is a pedestrian gate off the driveway leading to the enclosed garden, which is mainly laid to lawn, with a patio area.

- Living Room 18' x 11'05 (5.49m x 3.48m)
- Dining Room 11'07 x 8'09 (3.53m x 2.67m)
- Kitchen/Breakfast Room 17'07 x 7'07 (5.36m x 2.31m)
- Master Bedroom 9'08 x 11'03 (2.95m x 3.43m)
- Bedroom Two 12'02 x 8'01 (3.71m x 2.46m)
- Bedroom Three 11'02 x 8'04 (3.40m x 2.54m)
- Bedroom Four 10'06 x 6'09 (3.20m x 2.06m)

Area Map



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(55-68) D		
(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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