



3 Cross Waters Close

Wootton, Northampton, NN4 6AL

£1,450 Per Calendar Month



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

Available to move into 15th December 2025!!



Unfurnished Accommodation: Entrance hall, WC, lounge, dining room, conservatory, kitchen, utility room, three bedrooms, shower en-suite, family bathroom, garage for storage, driveway parking for two cars and rear garden. Pets are welcome however there will be an additional £50 per pet payable on top of the rent per month for allowing a pet on the tenancy.

Entrance to this ideal detached family home is gained by a white UPVC front door opening onto an entrance hall with wood affect laminate flooring and WC. Lounge with feature gas fire and surround, wood effect laminate flooring, double doors opening to dining area and views of the front garden. Dining room with wood effect laminate flooring and French doors providing access to the conservatory. Conservatory offering unhindered views of the rear garden, double glazing, pitched roof and providing access to the rear garden via double French doors.

Fully fitted kitchen with an array of eye and base level cupboard and drawers, five ring gas hob, two ovens, plumbing is available for washing machine. The kitchen comes with a dishwasher and fridge which the landlord would not be liable for repair or replacement. The kitchen also benefits from a breakfast bar and small dining area, white UPVC stable door providing access to the rear garden. Please note the garage has been converted, the front section of the garage can be used for storage only and not parking of a car, the rear section has been converted into a utility.

Carpeted stairs and landing provides access to all rooms on the upper floor. Bedroom three is a large single which has wood effect flooring with a window overlooking the rear garden. Bedroom two is a good size double, wood effect flooring with a built-in wardrobe. The master bedroom is good size double, wood effect flooring, built-in wardrobe, window overlooking the rear garden, shower en-suite double length shower with chrome head and riser, toilet, and hand wash basin. Family bathroom comprising of a white three-piece bathroom suite which includes hand wash basin, toilet, and bath.

Externally the property benefits form a good size semiprivate rear garden, decking area overlooking a lawn area, shrubs and plants at the borders, and side access to the front of the house.

This ideal family home also benefits from recently being redecorated newly fitted carpet on stairs landing and UPVC double glazing, gas central heating and great access to the A45 and M1.

Early viewings are highly recommended email us now to book yours.

Entrance Hall 10'01 x 5'04 (3.07m x 1.63m)

W/C 5'02 x 2'09 (1.57m x 0.84m)

Office/Dining 9'07 x 7'05 (2.92m x 2.26m)

Lounge 14'05 x 12'03 (4.39m x 3.73m)

Kitchen 9'07 x 8'09 (2.92m x 2.67m)

Conservatory 14'05 x 9'05 (4.39m x 2.87m)

1st Floor Landing 11'06 x 6'00 (3.51m x 1.83m)

Bedroom one 9'11 x 8'06 (3.02m x 2.59m)

En-suit 6'04 x 4'06 (1.93m x 1.37m)

Bedroom two 9'05 x 9'00 (2.87m x 2.74m)

Bedroom three 6'11 x 6'10 (2.11m x 2.08m)

Bathroom 7'00 x 6'04 (2.13m x 1.93m)

Garden 37'03 x 36'08 (11.35m x 11.18m)

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		77
(55-68) D	58	
(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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