

TO LET



BARN OWL CLOSE

East Hunsby, Northampton, NN4 0RQ



DAVID COSBY
ESTATE AGENTS



NO TOILET
AND SEWER
IMPORTANT



Barn Owl Close

East Hunsbury, NN4 0RQ

Total GIA Floor Area | Approx. 83sqm (893sqft)



3 Bedrooms



2 Receptions



1 Bathrooms

Features

- Detached bungalow
- Refurbished throughout
- Newly fitted carpets
- Separate garage
- Enclosed rear garden
- Three bedrooms
- Two reception rooms
- Popular location

Description

A recently refurbished 3-bedroom detached bungalow set back from Barn Owl Close with central gabled entrance porch. The property benefits from off-road parking leading to a single garage with lawned front garden. Gated access is provided to an enclosed, good-sized, rear garden. Accommodation includes entrance porch, hallway, three bedrooms, sitting room, dining room, family bathroom, and well-appointed kitchen.



East Hunsbury is a vibrant and diverse area of Northampton well-connected with bus services and the M1 motorway making it a great choice for commuters. London is also just an hour away by train.

The Property

Entrance Porch

The front, gabled porch has a part-glazed entrance door with matching leaded sidelights. Floors are fitted with oak effect laminate boards and the ceiling has slatted stained timbers boards. A glazed timber framed door opens to the main entrance hall which is fitted with matching oak effect laminate floor boards and is neutrally decorated with perimeter dado rails and ovolo covings. White panelled doors lead to the principal reception rooms, bedrooms, and kitchen. The entrance hall has two, useful, large storage cupboards with fitted shelving and there is a timber ceiling hatch providing access to the roof void which is partially boarded.

Sitting Room

A good-sized space with feature brick fire surround and quarry tiled hearth. Walls are neutrally decorated with perimeter dado rails and ovolo covings. Floors have matching, newly fitted cut pile carpet and an archway leads through to the dining room.

Dining Room

Located to the rear left hand side of the property and with leaded light French doors with matching casement windows opening to the patio area. Floors are fitted with new cut-pile carpet. Walls are neutrally decorated with dado rails and ceilings have perimeter ovolo covings.

Kitchen

The kitchen is located to the rear of the property and has a three-unit, leaded light window overlooking the garden with matching pedestrian door. Floors are finished with tile-effect sheet vinyl and walls are neutrally decorated. The kitchen is well appointed with a good range of cottage-style base and wall units with a stainless-steel sink-and-a-half. A casement window above the sink provides good natural lighting and views over the rear garden. There is a two-door electric oven with four-burner electric hob. A fridge/freezer has been provided for tenant use; however, the landlord is not liable for repair or replacement.



The Property

Bedroom One

Bedroom one is a double bedroom located to the front right-hand side of the property with a three-unit window overlooking the garden. There is ample built-in storage space in the form of a mirrored wardrobe with fitted clothes rail and shelves. Floors are finished with newly fitted, cut-pile carpet and walls are neutrally decorated.

Bedroom Two

Another good-sized double bedroom with a four-unit window overlooking the rear garden. Floors have newly fitted cut pile carpet and walls are neutrally decorated. Built-in storage is provided with white, louvred, double swing doors fitted with central mirror and clothes rails / shelving.

Bedroom Three

Bedroom three is a good size single bedroom to the front left-hand side of the property with built-in storage space incorporating clothes rail and fitted shelving. There is a four-unit, leaded light window overlooking the front aspect and floors have newly fitted cut pile carpet.

Family Bathroom

The family bathroom has a casement window overlooking the garden providing natural lighting and ventilation. Floors are finished with grey, marble effect sheet vinyl, and walls have full height ceramic tiling. Sanitary appliances include a white bath with chrome mixer tap and shower hose, close-coupled WC, and ceramic wash hand basin with chrome mixer tap set within a vanity unit. Heating is provided by a chrome ladder tower rail.



Grounds

Front Aspect

The property is set back from Barn Owl Close with a lawned front garden and pathways which lead to the central entrance porch. There is off-road parking for a single car and gated access to the rear garden.

Rear Aspect

The enclosed, south-facing rear garden has a block paved patio with curved border abutting a large lawned area. Two good-sized timber sheds are provided.

Garage

The separate brick garage has a pitched and tiled roof and aluminium up-and-over door providing vehicular access. The roof is partially boarded for storage purposes and there is a separate, part-glazed pedestrian door to the rear of the garage leading opening to the garden. There is a casement window to the rear elevation and power and lighting have been fitted.



Location

East Hunsbury is a vibrant and diverse area of Northampton well-connected with bus services and the M1 motorway making it a great choice for commuters. London is also just an hour away by train.

East Hunsbury is home to a wide range of local facilities, including leisure centres, shops, pubs, and restaurants, meaning you'll never be short of things to do. The area also has a selection of schools, both primary and secondary level, making it a great choice for families too.

The nearby Upton Country Park boasts 126 hectares and is bisected by the river Nene with wide open spaces, footpaths, cycle ways, and a woodland making this a perfect space for exercise and recreation or simply returning to nature.

For retail and leisure time, the Sixfields complex accommodating the local town football stadium, cinemas, bowling alley and an array of restaurants is a short drive away with two large supermarkets also within easy reach.

Property Information

Local Authority: West Northamptonshire Council (Northampton Area)

Services: Water, Drainage, Gas, & Electricity

Council Tax: Band B **EPC:** Rating TBC

Important Notice

Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible.

Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one.

Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective tenants should verify matters for themselves by way of independent inspection and enquiries.

David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. Before committing to a tenancy, the terms of the letting and the condition and contents of the property will be recorded in a tenancy agreement and inventory. Please make sure you carefully read and agree with these documents and advise if you have questions.

On acceptance of an offer to rent, prospective tenants will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation and to assist with referencing procedures.



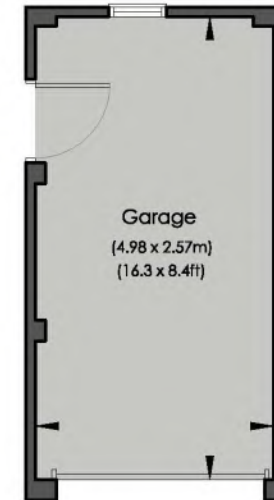
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Approximate GIA (Gross Internal Floor Area) Excluding Garage = 83 sqm (893 sqft)



David Cosby Chartered Surveyors & Estate Agents

This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GARAGE - GIA = 12.7 sqm (137 sqft)

Location Not Relative

GROUND FLOOR - GIA Exc. Garage = 83 sqm (893 sqft)



EAST HUNSBURY

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