



Lampport Way Wellingborough NN8 1LJ

**Monthly Rental Of £1,000 pcm**



This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.

Available immediately is this two bedroom semi detached property which is situated on the Stanton Cross development. The property benefits from uPVC double glazing, gas radiator central heating, a range of integrated kitchen appliances to include oven, hob, washing machine, dishwasher and fridge/freezer and further offers a cloakroom, two double bedrooms and off road parking for up to three vehicles. The accommodation briefly comprises entrance hall, cloakroom, kitchen, lounge/dining room, two bedrooms, bathroom, gardens to front and rear and off road parking.

Enter via entrance door.

#### **Entrance Hall**

#### **Cloakroom**

#### **Kitchen**

10' 8" x 5' 5" (3.25m x 1.65m) (This measurement includes area occupied by the kitchen units)

#### **Lounge/Dining Room**

16' 3" max x 12' 5" max (4.95m x 3.78m)

#### **First Floor Landing**

#### **Bedroom One**

12' 6" x 11' 1" (3.81m x 3.38m)

#### **Bedroom Two**

10' 5" up to wardrobe x 8' 11" max (3.18m x 2.72m)

#### **Bathroom**

#### **Outside**

Foregarden, off road parking

Rear garden

#### **Council Tax**

We understand the council tax is band B (£1,749 per annum. Charges for 2025/2026).

#### **Energy Performance Certificate**

This property has an energy rating of B. The full Energy Performance Certificate is available upon request.

#### **General Data Protection Regulations 2018**

Should you wish to view this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the landlord, but it will not be shared with any other third parties without your consent.

If you wish to apply for a tenancy, you must complete the tenancy application form. The personal information supplied in the application form will be passed to our management department and our referencing company who carry out credit and referencing checks and provide us with a report on your suitability as a tenant.

In completing the application, you agree that the application can be passed to them for this purpose.

#### **Tenant Requirements**

- First month's rent of £1,000 pcm
- Deposit of £1,153
- Your details will be submitted to our referencing company, who will carry out a credit check and obtain previous landlord references and employment references
- Proof of identification (passport or driving licence and proof of address i.e. utility bill)
- Right to remain documents (if applicable)
- Holding deposit of £230.76 (one weeks' rent). This is to reserve a property, subject to referencing. Please note: This will be retained if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing). This holding deposit will be returned within 15 days or apportioned to rent with the prospective tenants consent if referencing is successful.

£2,153 (Total)

Client deposits are protected by the Deposit Protection Service. Please note we are unable to accept debit or credit card payments.

#### **Home contents insurance**

We require our tenants to have home contents insurance. This not only covers the tenants belongings, but also covers their liability to the landlord for damage to his property. Please ask for further information.