



## Orchard Close

Orlingbury, Kettering, NN14 1JG

£1,400 Per Calendar Month

Lucas Lettings is delighted to present this spacious bungalow in the charming and tranquil village of Orlingbury. Properties in this sought-after location rarely become available.

The bungalow boasts a large frontage with off-road parking for two cars. Upon entering, you'll find a spacious hallway leading to two large double bedrooms with fitted wardrobes, a third bedroom configured as an office, a large kitchen/breakfast room with an integrated dishwasher, a utility room, a generously sized living room with a feature fireplace, and a large shower room. The property also features a good-sized patio area at the rear, a walled garden to the side, and a brick-built store.

Holding Deposit Amount: £323.00

Council Tax Band: B

### Viewing

Please contact our Lucas Lettings Office on 01536 313509 if you wish to arrange a viewing appointment for this property or require further information.



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## Floor Plan



## Area Map



## Energy Efficiency Graph

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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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