


## 125 Lutterworth Road, Northampton, NN1 5JL



**£1,250**

A just refurbished and well presented three bedroom home located on Lutterworth Road, NN1, offering bright and modern accommodation throughout and ideally positioned for the Wellingborough road with its range of amenities and local green spaces. The property features a spacious open plan living and dining area with bay window, a contemporary fitted kitchen finished in a modern grey colour scheme, three well proportioned bedrooms with neutral décor and new carpeting, and a stylish modern shower room with walk in shower and sleek fittings. Further benefits include gas central heating, double glazing and modern fixtures throughout, with the property presented in excellent condition and ready for occupation.

Available unfurnished now, £1,250 PCM. Deposit £1,442.00. Holding deposit £288.00 which will be deducted from the first rent payment. Rates apply, council tax band B. Initial tenancy length is 12 months with a 6 month break clause. Car parking is on street where available without the need for a permit.

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		
	72	81
England & Wales		
EU Directive 2002/91/EC		
		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
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