



Sunnyside Cottage, 9 Vicarage Lane, Mears Ashby,  
Northamptonshire, NN6 0EE

£1,400 Per  
Calendar Month

STYLISH VILLAGE HOME TO RENT! Sunnyside Cottage is an end of terrace property located in the highly desirable and popular village of Mears Ashby. The cottage has recently been completely renovated with no expense spared and it is now presented in first class and is available for a long term let.

Benefits include: Modern stylish kitchen, large lounge extension, gas radiator central heating with combination boiler, 2 double bedrooms, modern bathroom and first class interior decor and floor coverings throughout. On the ground floor is an entrance hall, spacious kitchen/breakfast room, dining room, large lounge, ground floor wet room, garden room incorporating stairs leading to a cellar. To the first floor a landing area provides access to two bedrooms and a shower room. To the rear is an establish garden with a patio area and a brick outhouse/store and outside WC.

CALL HAWKSBYS NOW TO ARRANGE YOUR VIEWING 01933 224444







Entrance Hall  
 Lounge  
 14'8" max x 11'0" max into chimney recess  
 Kitchen/Diner  
 14'8" max x 10'11"  
 Family Room  
 13'5" x 11'4"  
 Garden Room  
 11'8" x 11'4"  
 Cellar Space  
 15'11" max x 13'7" max narrowing to 7'11"



Landing  
 Bedroom 1  
 14'10" x 11'3" max  
 Bedroom 2  
 11'1" max x 9'7"  
 Bathroom  
 8'0" x 4'10"



Tenure: Viewing strictly by appointment with  
 Council Tax Band: B Hawksbys on 01933 224444



Agents Note: Hawksbys have not tested any apparatus, equipment, fitting or services and so cannot verify they are in working order. The Buyer is advised to obtain verification from their Solicitor or Surveyor.  
 Internal Photographs: If photographs are included showing the interior of a property, these are to show the layout, and purchasers should check to confirm whether any appliances are included in the purchase price.  
 Offer Procedure: To make an offer you will need to make an appointment with our Financial Advisor to be able to process your offer in the best possible light.  
 Floor Plans: The plans included in these details are provided for guidance purposes only to show the general layout of the property, they are in some instances NOT to scale.  
 Buying a house can be complex and stressful. We try very hard to make the transaction as smooth and as trouble free as possible for buyers by guiding them through the process at every stage, including helping them with their mortgage arrangements.  
 YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR ANY OTHER LOANS SECURED ON IT. Life Assurance usually required.  
 AGENTS NOTE: THE ICON ON THE MAP REPRESENTING THE PROPERTY DOES NOT SHOW ITS EXACT POSITION IN RELATION TO THE ROAD OR CUL-DE-SAC.  
 Some of the photographs are taken with an extreme wide lens, as as 18mm, and in some circumstances make the rooms look larger than they are!

