

# Whites

ESTATE AGENTS

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## 19 Kingsthorpe Grove, Northampton, NN2 6NS



**£1,250 Per Month**

This very imposing four bedroom Edwardian home has all the features you would expect from the period, with high ceilings and skirting boards which only a property of this era could incorporate with its large expansive rooms. Set in the vibrant Kingsthorpe area of Northampton just a short distance from the town centre and surrounded by a multitude of shops and large supermarkets as well as leafy Parks and lovely walks. The property has three large reception rooms to accommodate even the largest families with space for dining and further leisure relaxing rooms. Set over three floors the first floor has three large bedrooms and a family bathroom. To the second floor there is a dual aspect forth bedroom

There is a double garage to the rear of the property as well as a enclosed low maintenance garden bringing together an ideal home or investment.

Available unfurnished Now, £1,250 PCM. Deposit £1,442 Holding Deposit £288.00, which will be deducted from the first rent payment. Rates Apply, council tax band C.

## Hallway



## WC

## Lounge

17'9" x 12'0" (5.420 x 3.664)



## Kitchen

11'9" x 10'8" (3.593 x 3.255)

## Dining room

10'8" x 9'8" (3.266 x 2.951)



## Bedroom One

15'0" x 17'1" (4.578 x 5.218)

## Breakfast room

6'11" x 11'3" (2.123 x 3.446)



**Bedroom Two**  
10'11" x 10'1" (3.350 x 3.089)



**Bedroom Four**  
20'0" x 12'3" (6.121 x 3.738)



**Bedroom Three**  
10'9" x 10'9" (3.300 x 3.292)




**Bathroom**



**Garden**  
**Basement**



## Double Garage

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			
		57	77
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC 