



44 Liddington Way

Northampton, NN2 8DR

£1,995 Per Month



IF YOU WOULD LIKE TO VIEW THIS PROPERTY PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL BE IN TOUCH.

Available now!!

A four bedroomed detached property with two en-suite shower rooms, large kitchen/dining/family room, utility room, study, double garage and driveway for four cars in a cul-de-sac location of Kingsthorpe



Unfurnished accommodation comprising Living room, study, kitchen/dining/family room, downstairs W/C, utility room, four double bedrooms, two ensuite shower rooms, family bathroom, garden, double garage and off road parking for four cars. Gas radiator central heating and double glazed throughout. EPC rating C, council tax band F.

The property is accessed via a brick-built storm porch. Upon entering the property, stairs lead to the first floor and a hallway provides access to the living room, study, downstairs W/C and kitchen/dining/family room.

The living room has a large bay window to the front, electric fireplace and wood effect flooring. French doors provide access to the dining area, kitchen and family room, which is all open plan, perfect for modern family living. The whole area has tiled flooring, and the dining area has one wall of mahogany effect storage. The family room overlooks the rear garden and has three Velux windows allowing natural light to flood in and French doors leading to the garden.

The kitchen benefits from a Howdens kitchen and has mahogany effect cabinetry with specked worktops, range oven with five burner gas hob, integrated fridge and dishwasher. A door leads to the utility room which houses an integrated freezer, sink and a washing machine and tumble dryer. Please note that the landlord is not responsible for repair or replacement of the washing machine or tumble dryer. There is also a door that leads out to the driveway.

A large island separates the space between the kitchen and dining area which has additional cabinetry and space for stools to be used as a breakfast bar.

Upstairs are four double bedrooms, all with built in wardrobes and two with en-suite shower rooms. The family bathroom has a shower above bath, toilet, hand basin and heated towel rail.

The rear garden has a paved patio area with a laid to lawn area and access to a double garage with power points. A gate provides access from the rear garden to the driveway.

Living room 20'03 max x 12'06 (6.17m max x 3.81m)

Kitchen 13'08 x 10'10 (4.17m x 3.30m)

Dining area 11'03 x 10'04 (3.43m x 3.15m)

Family room 20'08 x 11'07 (6.30m x 3.53m)

Utility room 8'10 x 4'11 (2.69m x 1.50m)

Study 8'01 x 8 (2.46m x 2.44m)

Downstairs w/c 5'06 x 3'06 (1.68m x 1.07m)

Master bedroom 12'03 x 10'09 (3.73m x 3.28m)

En-suite to master bedroom 7'05 x 6'02 (2.26m x 1.88m)

Second bedroom 10'06 x 9'08 (3.20m x 2.95m)

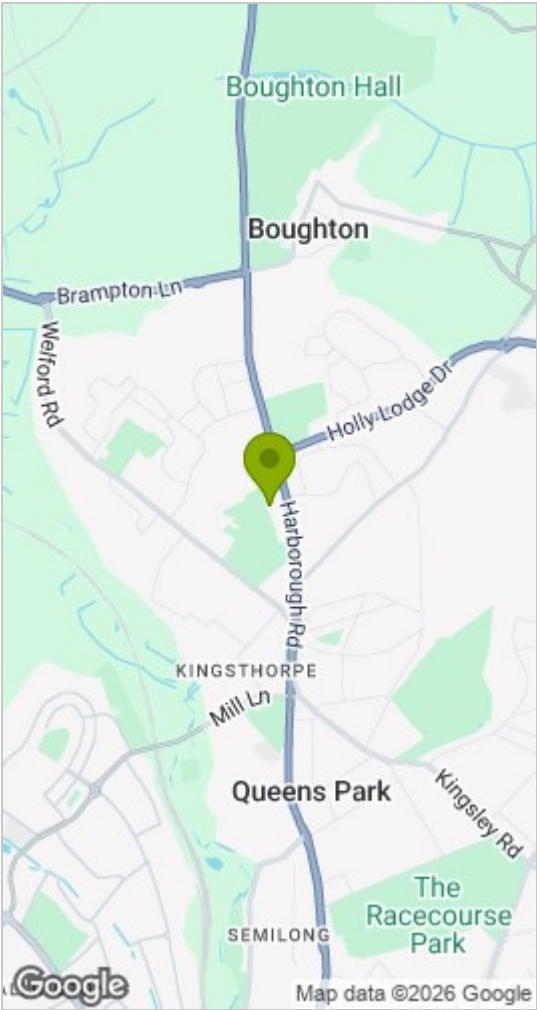
En-suite to second bedroom 6'06 x 5'11 (1.98m x 1.80m)

Third bedroom 10'07 max x 10'05 (3.23m max x 3.18m)

Four bedroom 12'01 x 7'06 (3.68m x 2.29m)

Garage 16'06 x 16'06 (5.03m x 5.03m)

Area Map



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	78
(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	

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