



## 45 Woodpecker Way

East Hunsbury, Northampton, NN4 0UP

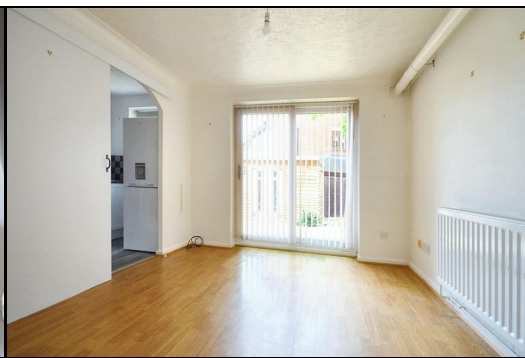
£950 Per Month



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

Available 11th of May 2026!!!

Ground Floor Garden Flat with Private Entrance and Summerhouse. Tucked away in a cul-de-sac location, this ground floor garden flat offers private outdoor space, a practical layout, and a rare bonus of a summerhouse perfect for professional singles or couples looking.



Unfurnished Accommodation: Entrance Hall, Lounge, Kitchen, Bedroom, Shower room, Rear Garden, Summer House and allocated parking for one car. EPC - C. council Tax Band A.

Ground-floor entrance door opens into a tidy entrance hallway laid with laminate flooring. To your right is a large built-in cupboard housing the boiler, consumer unit and providing excellent storage. The lounge is bright and neutrally decorated with wood-effect laminate flooring and a large UPVC sliding door leading out onto the garden. The kitchen sits just off the lounge and is separated by a sliding door. It includes matching base and eye-level units, tiled splashbacks, electric oven and hob, stainless steel sink with mixer tap, plus a washing machine and freestanding fridge (both left by the landlord for use, but on a non-repair basis).

The bedroom is a good-sized double positioned at the front of the property. It comes with a freestanding triple wardrobe, curtains, and fitted carpet, and includes access to the shower room via sliding door. The shower room features a tiled floor and walls, pedestal sink with mixer tap, mirrored wall cabinet, and a thermostatic shower within a curved glass cubicle.

To the rear, the private garden is fully enclosed with timber fencing and a combination of paved patio and low-maintenance stone-shingled sections. A timber summerhouse with twin doors and full-height windows sits at the far end – perfect for extra space, hobbies, or a retreat. Please note: the summerhouse is not insulated and may not be suitable for storing delicate items year-round.

Entrance Hall 5'06 x 3'02 (1.68m x 0.97m)

Lounge 10'04 x 9'09 (3.15m x 2.97m)

Kitchen 7'06 x 5'08 (2.29m x 1.73m)

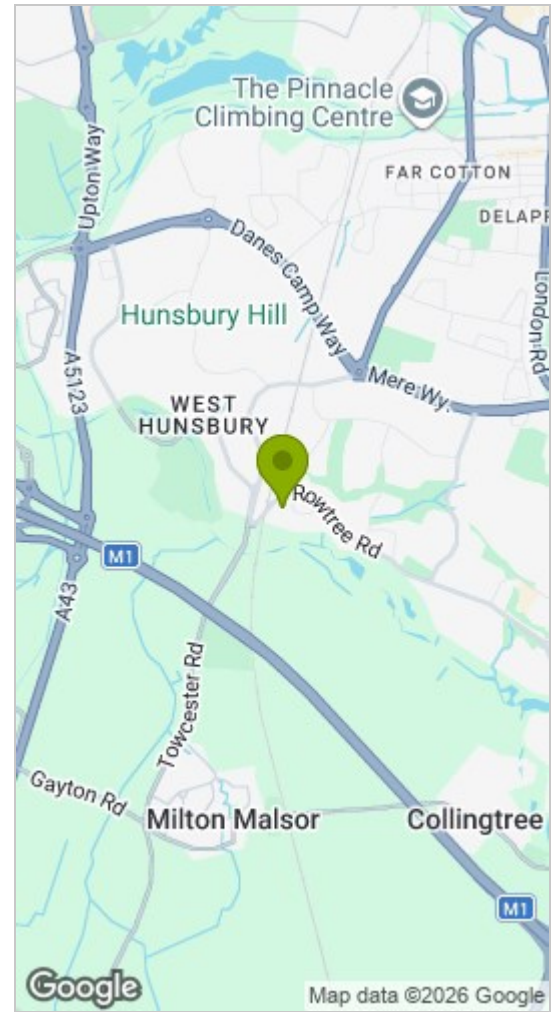
Bedroom 10'03 x 9'11 (3.12m x 3.02m)

Shower room 5'06 x 5'02 (1.68m x 1.57m)


Garden 24' x 16'07 (7.32m x 5.05m)

Summer House 11'10 x 7 (3.61m x 2.13m)

## Area Map



## Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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