6 Beech Close
Hackleton
NORTHAMPTON
NN7 2BP

£2,750 Per Month









- AVAILABLE FROM START OF NOVEMBER
- OPEN PLAN LIVING
- FOUR BEDROOMS
- IMMACULATE CONDITION THROUGHOUT
- ENERGY PEFORMANCE RATING: D
- EXECUTIVE FAMILY HOME
- REFITTED KITCHEN WITH APPLIANCES
- TWO ENSUITES AND SAUNA
- EASY ACCESS TO NORTHAMPTON AND MILTON KEYNES
- COUNCIL TAX BAND: E

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** Available from start of November**** An extended executive family home, situated in a quiet corner of a cul-de-sac in the sought after village of Hackleton. Updated and modernised throughout, this unique home has been finished to the highest standard and remodelled to provide contemporary open plan living and entertaining areas together with room for a growing family. The accommodation now comprises: an entrance hall, refitted cloakroom W.C., a large light and airy, family room, leading to an open plan dining space with tri-fold doors to the rear garden and to a fitted kitchen with a range of integrated appliances and central island as well as a generous sitting room, with cabling in place for television and surround sound entertainment systems. A bespoke staircase with a feature glass wall leads to the first floor landing, with doors to the first floor rooms,

The master suite comprises a bedroom with a vaulted ceiling, air conditioning unit, dressing area, double doors to a walk-in dressing room and an ensuite shower room with a fitted suite and a separate sauna, bedroom two has a further dressing area and second ensuite with a walk in shower and there are two further bedrooms and a luxury bathroom with a freestanding bath as well as a double width shower.

Benefits include solar panels, uPVC double glazing, underfloor heating through the ground floor, gas fired radiators on the first floor, skylights with thermostatic control and integrated blinds, Cat5 cabling in many areas, oak doors and frames.

Externally the front garden has been block paved to provide off road parking for two to three cars, whilst the rear garden has been landscaped and enjoys a air degree of privacy. To the side there is a large garage with remote powered door. **Unfurnished**

Ground Floor

Entrance Hall

Entered via a composite door with double glazed insets, double glazed window to the front elevation, radiator, oak flooring, spotlights to ceiling, doors to the downstairs cloakroom and the open plan Kitchen/Dining/ Family Room.

Cloakroom W.C.

Fitted with a stylish and modern suite comprising; a concealed cistern W.C. and a wash hand basin, tiled walls, tiled flooring, built in storage cupboard, recess with L.E.D. lighting, spotlights, extractor fan.

Kitchen/Dining and Family Room

33'9 x 18'5 widening to 25'5 (10.29m x 5.61m widening to 7.75m)

A large light and airy living space with three defined areas; the family area has double glazed windows to the front elevation, oak flooring, underfloor heating, television point, a feature glass wall with a floating tread staircase to the first floor, spotlighting to the ceiling, open entrance to the sitting room, open plan to the dining and kitchen areas.

Dining Area

Tri-fold double glazed doors to the rear garden, double glazed window to the side elevation, continuation of the oak flooring and underfloor heating, space for a large dining table and chairs, spotlighting to the ceiling, skylight to the rear elevation, open to the kitchen.

Kitchen
Fitted in a stylish range of high gloss finish, wall and base level units, with a matching central island, separate larder cupboards, electric powered crockery cupboards and with complementary polished quartz work surfaces. Inset one and a half bowl sink drainer unit with a formed drainer and mixer tap over, separate 'Zip Hydrotap' providing instant hot and filtered cold water, inset five ring induction hob with an extractor over, twin integrated 'pyrolytic' self cleaning ovens, integrated microwave, built-in dishwasher and washing machine, wine cooler, American style fridge freezer, under floor heating, double glazed window to the rear elevation, two skylights to the rear.

Sitting Room
23'8 x 14'3 (7.21m x 4.34m)
A large reception room with a double glazed window to the rear garden, underfloor heating, spotlights to the ceiling, air conditioning unit, pre-wired television, cable and surround sound points within the walls.

First Floor

Landing
A generously proportioned open landing with a double glazed window to the front elevation, loft access hatch and doors to the first floor rooms.

Master Bedroom
14'10 x 14'2 (4.52m x 4.32m)
A generous master bedroom with a vaulted ceiling, double glazed windows and skylights to the front elevation, radiator, television point, air conditioning unit, spotlights to the ceiling, dressing area and doors to ensuite and dressing room.

Dressing Room
8'7 x 6'1 (2.62m x 1.85m)
A walk in dressing room with hanging rails, radiator and spotlights to the ceiling.

Master Ensuite
Fitted with a stylish and modern suite comprising a double width walk-in shower cubicle with a rainfall shower, concealed cistern W.C, and a wash hand basin over a vanity unit. door to a self contained sauna with bench seating and a storage cupboard above, tiled walls, tiled flooring, wall mounted heated towel rail, spotlights, extractor fan.

Bedroom Two/ Guest Room
12'10 widening to 17'10 x 7'3 (3.91m widening to 5.44m x 2.21m)
Double glazed window to the front elevation, radiator, dressing area, built in double wardrobe with microswitch lighting, door to the ensuite.

Ensuite Two
Fitted with a suite comprising a large walk-in shower cubicle, concealed cistern W.C, and a wash hand basin, over a vanity unit with a cupboard for storage, tiled walls, tiled flooring, contemporary radiator, spotlights, extractor fan, double glazed window to the rear elevation.

Bedroom Three
14'1 x 8'10 (4.29m x 2.69m)
Double glazed window to the rear elevation radiator, skylight to the rear elevation, built in double wardrobe, television point,

Bedroom Four
12'3 x 7'4 (3.73m x 2.24m)
Double glazed window to the front elevation, radiator, television and telephone points.

Family Bathroom
Fitted with a sumptuous bathroom suite comprising a freestanding bath, double width walk in shower cubicle with a rainfall shower, concealed cistern W.C, and a twin wash hand basin over a vanity unit, tiled walls, tiled flooring, heated towel rail and radiator, two double glazed windows to the rear elevation, spotlights, extractor fan.

Outside

Front Drive
A block paved drive with off road parking for two to three cars, gated access to the side with a passage to the rear garden.

Rear Garden
A landscaped westerly facing rear garden with a central lawn, raised sun deck and further decked patio, outside light and electric point, wiring for an outside oven or log cabin, patio area, fence enclosed.

Garage
Accessed via a remote controlled roller door, power and light connected.

Agents Notes:
Council Tax Band E

HOLDING DEPOSIT

When you apply for a tenancy, we will require you to pay a holding deposit and complete an application form. The holding deposit is equivalent to 1 week’s rent - This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).





















GROUND FLOOR
1401 sq.ft. (130.2 sq.m.) approx.



1ST FLOOR
1149 sq.ft. (106.8 sq.m.) approx.



TOTAL FLOOR AREA : 2550 sq.ft. (236.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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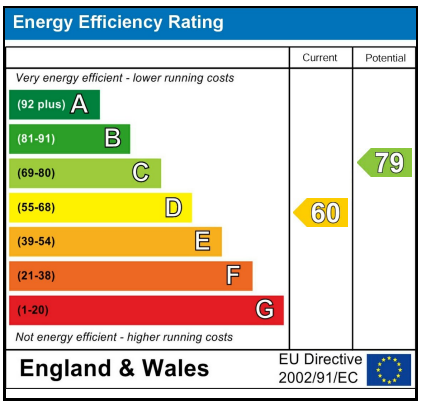



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