



## 45 The Lawns

Duston, Northampton, NN5 6AF

£1,350 PCM



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Available Now

A well presented three bedroom detached house offered on an unfurnished basis, benefitting from wood grain uPVC double glazing, gas radiator heating, a modern kitchen and bathroom, covered parking and a single garage.



Unfurnished Accommodation: Entrance hall, lounge, dining room, kitchen, cloakroom/wc, first floor landing, three bedrooms, en suite shower room to master, family bathroom, covered parking, garage. EPC Rating C. Council Tax Band -D.

This ideal family home has a block paved driveway providing off road parking and leading to the covered parking area and single garage. There is also a lawn and shrub area extending to the side. A pedestrian gate gives access to the rear, where there is bin storage, a timber shed and an enclosed garden with patio and lawn. Internally, the entrance hall has wood laminate flooring, stairs rising to the first floor and useful cloak and understairs storage cupboards. The kitchen is fitted with white units, wood effect worktops and laminate flooring, and includes a double oven, gas hob and slimline dishwasher. The lounge has patio doors opening onto the rear garden, an electric wall mounted pebble feature fire and an archway through to the separate dining area. The cloakroom/WC is fitted with a WC and basin.

Upstairs, the landing provides access to three bedrooms, the family bathroom and the airing cupboard, with newly fitted carpet to the stairs and landing. The master bedroom is a good size and has cream curtains and French doors opening onto a Juliet balcony, giving the room a bright and pleasant outlook. There is also an en-suite shower room fitted with a shower cubicle, WC and wash hand basin. Bedroom two is another well proportioned room, with neutral carpet, radiator, uPVC double glazed window and feature blue patterned wallpaper. Bedroom three is also neutrally presented, with fitted carpet, uPVC double glazed window, radiator and space for bedroom furniture or use as a home office if required. The family bathroom has a white suite comprising panelled bath with shower over, WC and pedestal wash hand basin, with tiled splashback areas, mirror and wood effect flooring.

Entrance hall 13'4" x 4'8" (4.06m x 1.42m)

Lounge 14'6" x 10' (4.42m x 3.05m )

Dining room 9'4" by 7'8" (2.84m by 2.34m )

Kitchen 9'11" x 9'2" (3.02m x 2.79m)

Cloakroom 8" x 3' (2.44m x 0.91m )

Master bedroom 14'3" by 8'11" (4.34m by 2.72m )

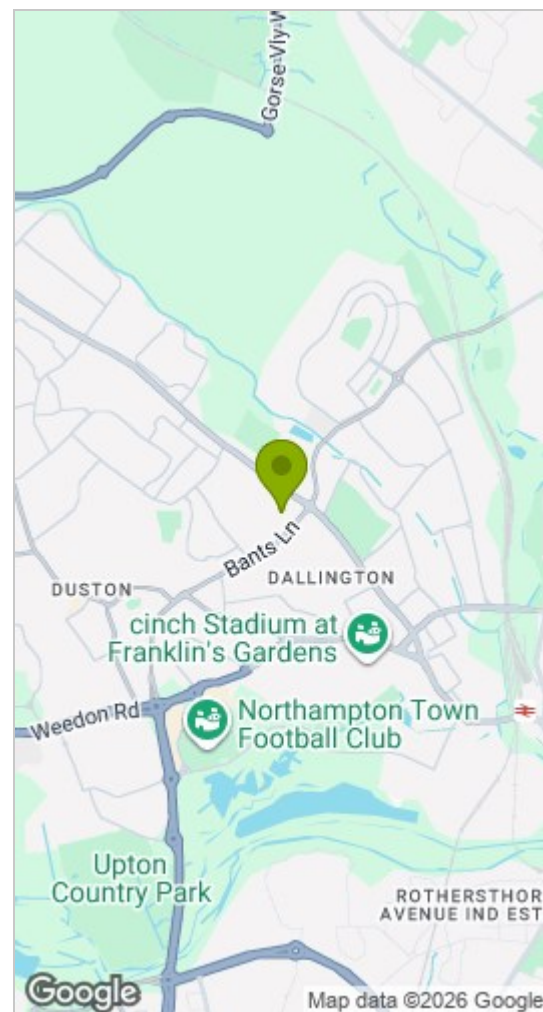
Shower ensuite 8'2" x 2'6" (2.49m x 0.76m)

Bedroom two 10'4" x 8'11" (3.15m x 2.72m)


Bedroom Three 9'3" x 9'1" (2.82m x 2.77m)

Family Bathroom 6'4" x 5'10" (1.93m x 1.78m)

## 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                                   |  | 72  | 79        |
| (55-68) D                                   |  |   |           |
| (39-54) E                                   |  |   |           |
| (21-38) F                                   |  |   |           |
| (1-20) G                                    |  |   |           |
| Not energy efficient - higher running costs |  |   |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC  |           |

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