1 Meadow Farm Close
Flore
NORTHAMPTON
NN7 4NT

£2,000 Per Month









- AVAILABLE FROM START OF NOVEMBER
- REFURBISHED THROUGHOUT
- TWO RECEPTION ROOMS AND STUDY
- DOUBLE GARAGE
- COUNCIL TAX BAND: F
- FOUR BEDROOM FAMILY HOME
- NEW UPVC DOUBLE GLAZING THROUGHOUT
- MODERN FITTED KITCHEN
- FIVE MINUTES TO M1 MOTORWAY
- ENDERGY EFFICENCY RATING: C

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Available from the start of November. Situated in the desirable village of Flore, West Northamptonshire, this spacious and modern four-bedroom detached family home occupies a generous plot and has recently undergone a programme of refurbishment, including fresh redecoration, updated flooring and uPVC double glazing throughout.

The property offers well-proportioned and versatile accommodation, ideal for modern family living. The ground floor comprises a spacious lounge, a contemporary fitted kitchen/dining room, a separate study ideal for home working, a practical utility room and a convenient cloakroom/WC.
To the first floor are four generously sized bedrooms, including a principal bedroom with en-suite bathroom, together with a further family bathroom.

Externally, the property benefits from a generous plot, ample off-road parking for at least four vehicles and a double-width garage, providing excellent parking and storage facilities.

Located in the charming village of Flore, the property enjoys a pleasant village setting while offering excellent transport links, including convenient access to Junction 16 of the M1 motorway. **Unfurnished**

Ground Floor

Entrance Hall
Entry via upvc partly glazed door with twin frosted windows to either side. Laminate flooring. Double radiator. Stairs rising to first floor.

Downstairs Cloakroom
Close-coupled WC. Pedestal wash hand basin with tiled splashback. Single radiator. Laminate flooring. Frosted window to side elevation.

Study
8'9" x 8'1" (2.68 x 2.48)
Laminate flooring. Radiator. Window to rear elevation.

Lounge
21'10" x 14'0" max (6.67 x 4.27 max)
Living flame coal effect gas fire with marble surround and mantle over. Recesses to side of chimney breast. Laminate flooring. Two double panel radiators. Windows to side and rear elevations. Sliding patio doors to rear garden.

Kitchen / Dining Room
21'9" x 14'0" max (6.65 x 4.27 max)

Dining Area
Single radiator. Windows to front and side elevations.

Kitchen Area
Refitted modern kitchen incorporating: base and wall mounted cupboards, real wood square edge work surface space, inset one and a half bowl stainless steel sink, five ring range cooker with extractor fan over, fitted dishwasher, and an American style fridge/ freezer. Recessed spotlights to ceiling. Tiled floor. Window to front elevation.

Utility Room
Stainless steel single drainer sink unit. Base and wall mounted cupboards. Space and plumbing for a washing machine. Understairs cupboard. Shelving. Gas fired boiler serving hot water and heating. Tiled floor. Partly glazed upvc door and window to side elevation.

First Floor

First Floor Landing
Airing cupboard with slatted linen shelving.

Bedroom One
14'0" x 9'11" (4.27 x 3.03)
Fitted wardrobes to length of one wall. Recessed spotlights to ceiling. Single radiator. Window overlooking rear garden.

En Suite Bathroom
Three piece suite comprising: panelled bath with shower and screen, wall mounted wash hand basin, and WC with concealed cistern. Recessed spotlights to ceiling. Full height tiling to bath and shower area. Tiled floor, Skylight window.

Bedroom Two
14'0" x 9'8" (4.27 x 2.96)
Laminate flooring. Radiator. Window overlooking rear garden.

Bedroom Three
13'1" x 9'2" (4.01 x 2.80)
Laminate flooring. Built in wardrobe. Single radiator. Window to front elevation.

Bedroom Four
12'4" x 7'11" (3.78 x 2.43)
Laminate flooring. Single radiator. Window to front aspect.

Family Bathroom
Three piece suite comprising of; panelled bath with shower and screen, pedestal wash hand basin, and close-coupled WC. Single radiator. Tiling to walls. Laminate flooring. Frosted window to side elevation.

Externally

Rear Garden
Paved patio area leading onto lawn. Flower shrubs and evergreens. Further corner patio area. Fully enclosed by a mixture of timber fencing and brick retaining walls. Gated side pedestrian access. External power source. Cold water tap.

Front Garden
A good sized open plan frontage which offers a curved lawn with flower and shrub beds. Double width pebble driveway leading to double garage. Further parking and storage to the side of the garage. Gated access to rear garden.

Agents Note
Council Tax Band: F

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).













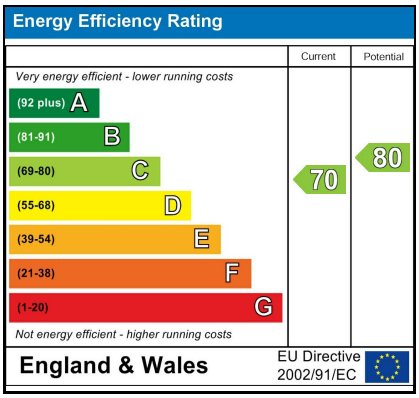














Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.