

**8 Falconers Rise
East Hunsbury
NORTHAMPTON
NN4 0RJ**

£1,100 Per Month



- **SEMI-DETACHED**
- **KITCHEN / DINER**
- **DRIVEWAY AND GARAGE**
- **ENERGY EFFICIENCY RATING : D**

- **TWO DOUBLE BEDROOMS**
- **GENEROUS REAR GARDEN**
- **SOUGHT AFTER LOCATION**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

A two bedroom semi-detached property located in the heart of East Hunsbury, on the popular Grangewood Estate, with a generous rear garden and no upper chain. With accommodation comprising in brief; entrance hall, lounge, kitchen/diner, two double bedrooms, and a bathroom. The property also benefits from double glazing, gas central heating, front and rear gardens, off road parking, and a single garage.*Sorry no pets*

Entrance Hall

Enter via UPVC door, double glazed window to side, stairs rising to first floor, wooden laminate flooring.

Lounge

13'1" x 11'6" (4.01 x 3.51)

Double glazed window to front aspect, wooden laminate flooring, feature gas fireplace, under stairs storage cupboard, radiator.

Kitchen / Diner

14'6" x 7'8" (4.44 x 2.35)

French doors and double glazed window to rear aspect, a range of wall and base units with roll top work surfaces, stainless steel sink and drainer, integrated oven and induction hob, space for various appliances, wooden laminate flooring, cupboard housing boiler, radiator.

First Floor Landing

Loft access.

Bedroom One

11'5" x 9'4" (3.50 x 2.87)

Double glazed window to front aspect, cupboard housing hot water tank, fitted wardrobes, radiator.

Bedroom Two

11'9" x 8'5" (3.59 x 2.59)

Double glazed window to rear aspect, radiator.

Bathroom

6'6" x 5'9" (1.99 x 1.77)

Obscure double glazed window to rear aspect, bath unit with shower over, low level wc, pedestal wash hand basin, complementary tiling, radiator.

Front Garden

Lawn area and driveway offering off road parking, block paving, various flowers and shrubs.

Rear Garden

Patio and lawn areas, rear garage access, gated side access, flower and shrub borders, enclosed by wooden fencing.

Garage

Roller shutter door.

Agents Notes

Local Authority: West Northamptonshire

Council Tax Band: B

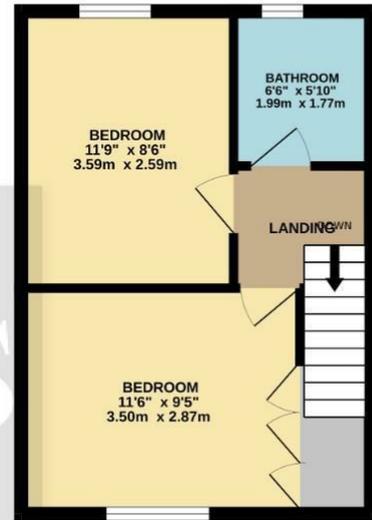




GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.

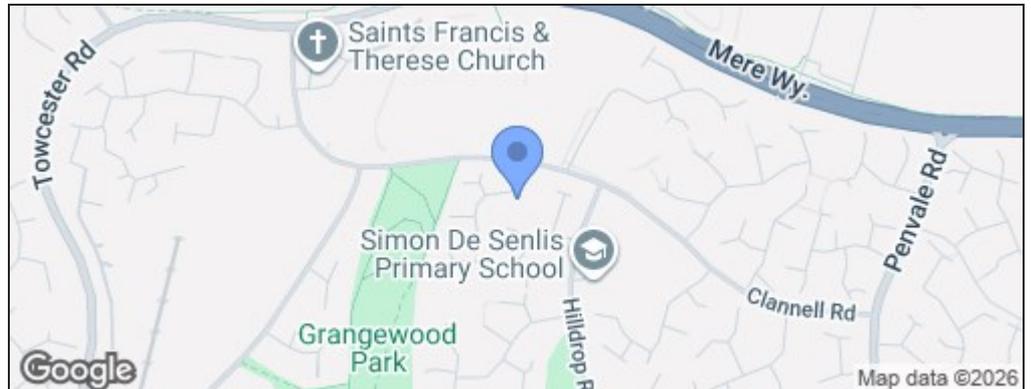


1ST FLOOR
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 782 sq.ft. (72.6 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.
 Made with Metropix ©2025

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			87
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



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.