



3 Reed Place

Harpole, Northampton, NN7 4FH

£1,395 PCM



IF YOU WOULD LIKE TO BOOK A VIEWING PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL BE IN TOUCH.

Available July 20th!!!

A beautifully presented two bedroom semi-detached home finished to a high standard throughout and ideally suited to a professional couple or a small family. The property offers bright, modern accommodation with neutral décor, quality fixtures and a landscaped rear garden, making it ready to move straight into.



Unfurnished Accommodation: Entrance hall, cloakroom/WC, lounge, kitchen/dining room, first floor landing, two bedrooms, en suite shower room to the master, family bathroom, enclosed rear garden, and driveway. EPC - B. Council Tax Band C

The entrance hall provides access to the lounge and stairs raising to the upper floor. The lounge is a generous reception room with attractive herringbone style flooring and plenty of space for both seating and additional furniture. To the rear, the spacious kitchen/dining room is fitted with a modern range of wall and base units with ample worktop space, integrated oven, gas hob with extractor hood, and further appliance space. French doors open directly onto the rear patio, creating an excellent space for everyday living and entertaining.

On the first floor, the master bedroom benefits from fitted wardrobes and a stylish en suite shower room. The second bedroom is another comfortable double room is ideal as a child's bedroom, nursery or home office. The family bathroom is fitted with a contemporary white suite including a shower over the bath with glazed screen.

Outside, the front of the property offers a driveway, an enclosed rear garden has been thoughtfully landscaped with a large paved patio, lawn, well-stocked borders and a timber shed, providing an attractive and low-maintenance outdoor space.

This excellent home is situated on a modern residential development with good access to local schools, shops, parks and everyday amenities, together with convenient road links for commuting.

Entrance Hall 5'01 x 4'10 (1.55m x 1.47m)

Lounge 14' x 10'01 (4.27m x 3.07m)

Kitchen/Dining 14'01 x 13'04 (4.29m x 4.06m)

Cloakroom 4'11 x 3'07 (1.50m x 1.09m)

Garden 26'09 x 23'07 (8.15m x 7.19m)

Landing 7' x 6'05 (2.13m x 1.96m)

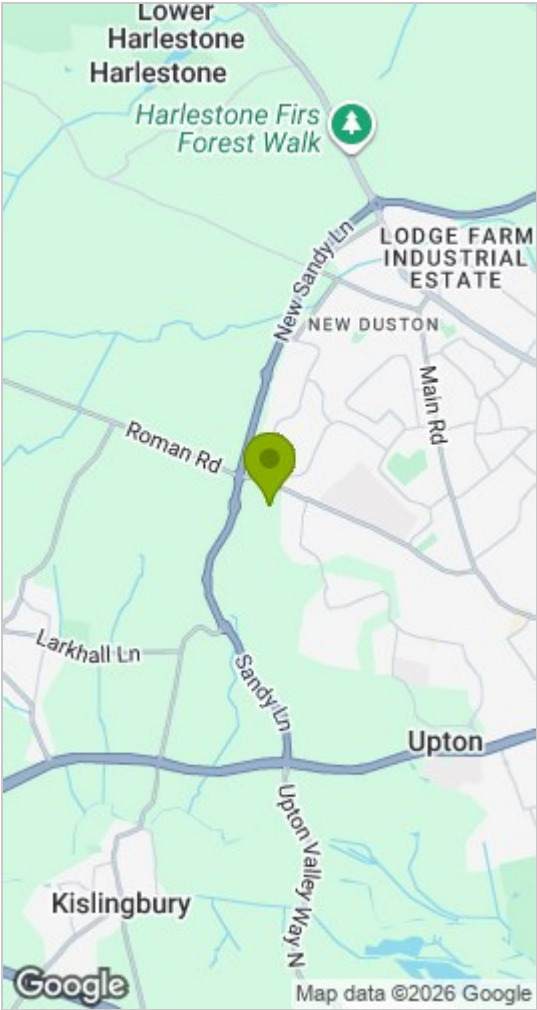
Master Bedroom 11'10 x 11'03 (3.61m x 3.43m)

En-suite 7'03 x 4'02 (2.21m x 1.27m)

Bedroom Two 13'03 x 8'10 (4.04m x 2.69m)

Family Bathroom 6'10 x 6'05 (2.08m x 1.96m)

Area Map



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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