

17 Lodge Close
Little Houghton
Northampton
Northamptonshire.
NN7 1AF

£1,200 Monthly *



- EXTENDED
- FOUR BEDROOMS
- ENSUITE BATHROOM
- UTILITY ROOM
- DOWNSTAIRS CLOAKROOM
- DOUBLE GLAZED WINDOWS
- OFF ROAD PARKING AND SINGLE GARAGE
- SOUGHT AFTER VILLAGE LOCATION
- AVAILABLE NOW

Ref: PRA11493

Viewing Instructions: Strictly By Appointment Only

General Description

**** EXTENDED FOUR BEDROOM ** SOUGHT AFTER VILLAGE LOCATION **** We are delighted to offer for rent this superb extended four bedroom semi detached house situated at the end of a cul-de-sac in the lovely village of Little Houghton. The property benefits from downstairs cloakroom, separate dining room, utility room, ensuite shower room, off road parking for several vehicles and single garage. Early viewing is essential to avoid disappointment.

Accommodation

Services

Mains electricity, mains gas, mains water, mains drainage

EPC Rating:70

Council Tax

Band Not Specified



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.