

**68 Penrhyn Road, Far Cotton, Northampton. NN4 8ED**

**£1,100 pcm**

**TO LET**



**EDWARD KNIGHT**  
ESTATE AGENTS

## PROPERTY DESCRIPTION

Edward Knight Lettings are delighted to offer to the market this great three bedroom mid terrace family home. This home has been neutrally decorated and presented well throughout and offers good living space along with a great location close to the town centre and a host of local amenities. In brief the property comprises: Lounge/Diner and modern kitchen to the ground floor. Rising to the first floor are three bedrooms and a family bathroom. Internal inspection is recommended to appreciate this family home. Available 4th October.

## FEATURES

- Refitted Kitchen
- Double Glazing
- Double Bay Fronted
- Open Plan Lounge/Diner
- Gas Radiator Heating
- Large Garden



## ROOM DESCRIPTIONS

### Ground Floor

#### Entrance Hall

Entrance via a UPVC double glazed door. Radiator. Stairs leading to first floor. Door in to:

#### Lounge

13' 5" x 11' 9" (4.09m x 3.58m) Radiator. Coving. Double glazed bay window to front aspect. Opening into the Dining Room.

#### Dinning Ropm

12' 0" x 10' 10" (3.66m x 3.30m) Radiator. Coving. Double glazed sliding doors to rear aspect.

#### Kitchen

16' 1" x 7' 0" (4.90m x 2.13m) Fitted with a range of base and eye level units with work surfaces over. Gas hob with extractor fan mounted over. Integrated oven. Stainless steel sink and drainer. Space and plumbing for washing machine. Space for fridge freezer. Rear aspect double glazed window and door leading to garden.

#### Landing

Doors leading to:

#### Bedroom One

13' 7" x 11' 0" (4.14m x 3.35m) UPVC double glazed bay window to front aspect. Radiator. Coving

#### Bedroom Two

12' 0" x 12' 0" (3.66m x 3.66m) UPVC double glazed window to rear aspect, Radiator. Coving. Loft hatch.

#### Bedroom Three

8' 2" x 6' 11" (2.49m x 2.11m) UPVC double glazed window to front aspect. Radiator.

#### Bathroom

UPVC obscured double glazed window to rear aspect.

### Externally

#### Front Garden

Enclosed front garden with low level wall. Pathway leading to front door.

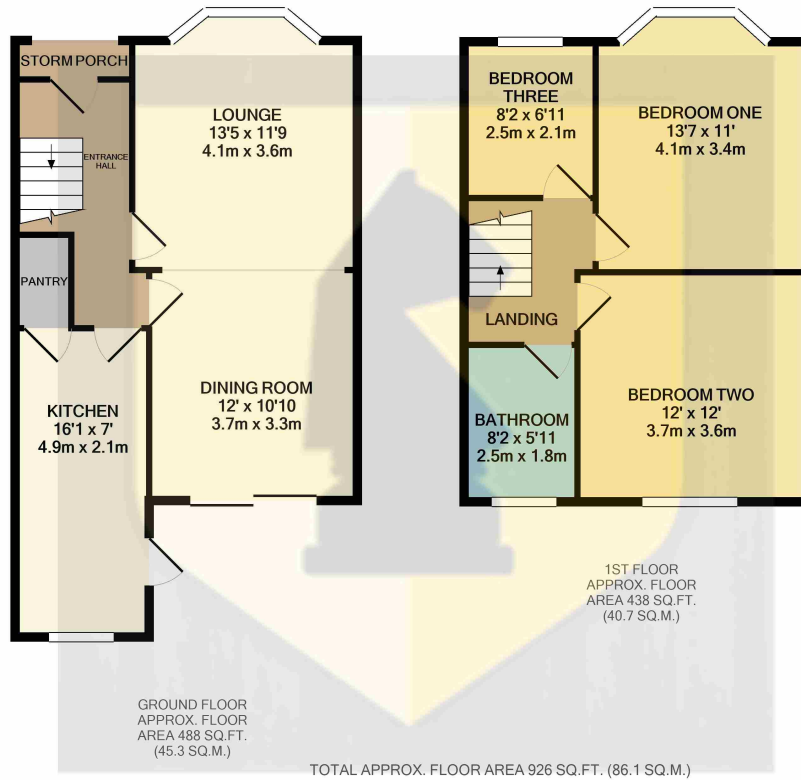
#### Rear Garden

Enclosed rear garden by paneled fencing. Mostly laid to lawn.





# FLOORPLAN



Whilst every attempt has been made to ensure the accuracy of the floor plan 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 ©2021