

## The Bothy, Naseby Hall, Naseby, NN6 6DP



**£1,000 Per Month**

Situated in the most delightful rural location in the grounds of Naseby Hall is this detached period property. Offered in excellent decorative order, and benefitting from electric fired central heating, the accommodation includes a fitted kitchen/breakfast room, lounge/diner, landing, double bedroom and bathroom. There is also off road parking and a particular feature is the private wraparound gardens adjoining open land. The property is offered unfurnished and is available from June.

*Service without compromise*

Kitchen/Breakfast Room 10'0" x 7'2" (3.05m x 2.18m)



Accessed via timber front door. Range of fitted base and wall units. Solid timber work surfaces with matching splash backs. Fitted oven and four ring electric hob with stainless steel extractor hood over. Space and plumbing for automatic dishwasher and washing machine. Space and point for upright fridge/freezer. Enamelled single sink and drainer. Stairs rising to the first floor with understairs storage cupboard and further cupboard. Travertine tiled flooring. Double glazed window to the side and further multi paned window. Television point. Inset ceiling down lighters. Television point. Door to:-

Kitchen/Breakfast Room (Photo 2)



Lounge/Diner 17'4" x 11'7" (5.28m x 3.53m)



Two multi paned windows to side and rear aspects. French doors opening out to the garden. Cast iron multi fuel burning stove. Spacious fitted storage cupboard. Electric radiator. Television point.

Lounge/Diner (Photo 2)



First Floor Landing

Over stairs storage cupboard. Opaque double glazed circular window. Doors to rooms.

Bedroom 11'6" x 10'3" (3.51m x 3.12m)



Double glazed windows to three aspects. Built in wardrobe and further under eaves storage. Electric radiator. Television point.

Bedroom (Photo 2)



Open View



Bathroom



Panelled bath with electric shower fitment over. Wash hand basin. Low level WC. Heated towel rail. Complementary tiled floor and walls. Extractor fan.

## Outside



There are wraparound gardens of a good size, laid mainly to lawn and adjoining open paddock land. The gardens are enclosed by timber garden fencing with gated pedestrian access and there is parking for one or two cars.

## Outside (Photo 2)



## Additional Information

Council tax band B

Deposit based on rent of £1000 per calendar month of £1153

Holding deposit £230

The water bill for the property is included in the rent

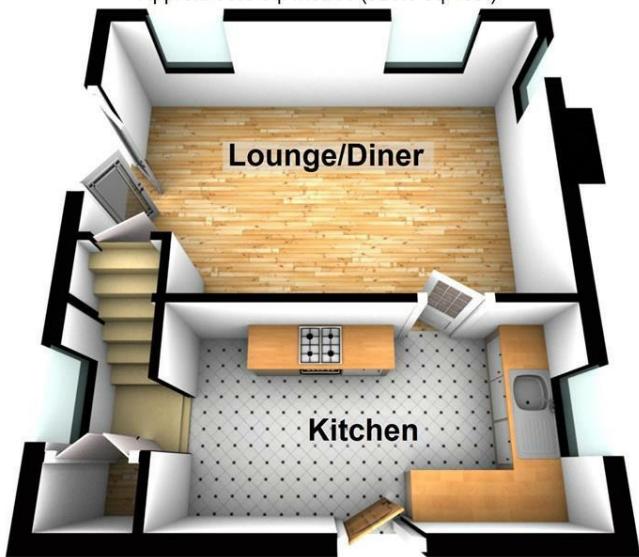
Initial tenancy term 6 months and will revert to a monthly periodic after the initial term

## Floor Plan

*Service without compromise*

### Ground Floor

Approx. 30.6 sq. metres (329.9 sq. feet)



### First Floor

Approx. 18.0 sq. metres (194.0 sq. feet)

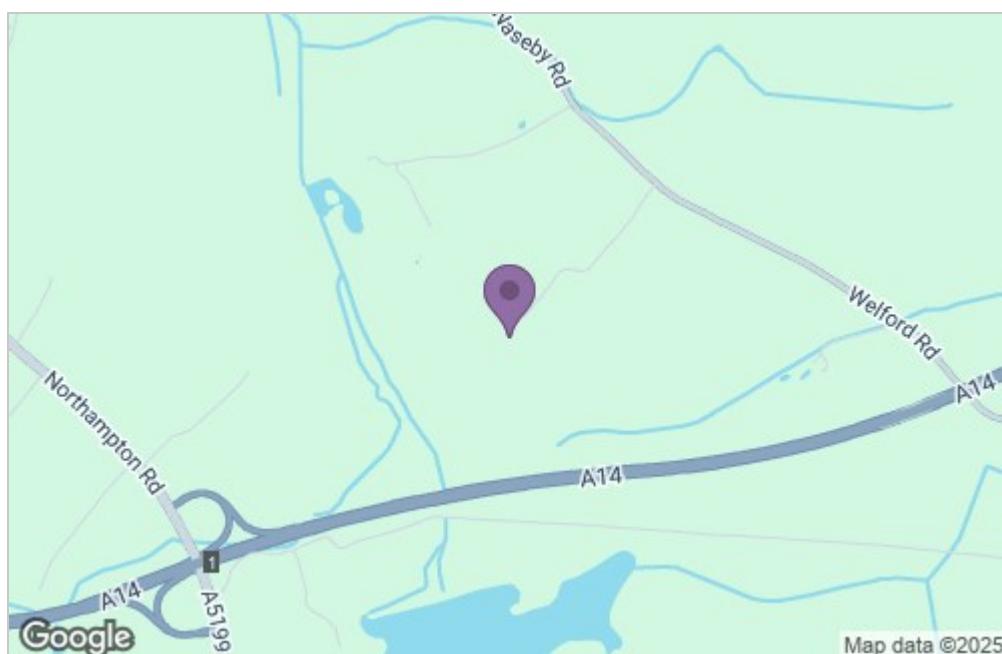


Total area: approx. 48.7 sq. metres (523.9 sq. feet)

THIS FLOOR PLAN WAS PRODUCED BY ADAMS AND JONES ESTATE AGENTS AND REMAINS PROPERTY OF THEM INDEFINITELY. ADAMS AND JONES RESERVE THE RIGHT TO CHARGE A FEE TO ANY OTHER AGENT OR VENDOR ATTEMPTING TO USE THESE PLANS FOR MARKETING PURPOSES WITHOUT PRIOR WRITTEN PERMISSION.

Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph

| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A   |         | 84        |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   |         | 53        |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |