



**Knights Hill, Northampton, NN6 6AH**

Part of  
**ANDREW  
GRANGER & CO**

**SHELDON  
BOSLEY**  
KNIGHT

LAND AND  
PROPERTY  
PROFESSIONALS



# Property Description

A impeccable contemporary house situated in one of Northampton's most sought after villages. The ground floor accommodation includes a reception hall, living room, study, sitting room, dining room and cloakroom/WC. The breakfast kitchen has an induction hob, extractor fan, two ovens plus a microwave, warming draw, double draw dishwasher, double draw fridge and a waste disposal unit. The utility room has an American fridge freezer and space for a washing machine and tumble dryer. There is part underfloor heating. On the first floor the principal bedroom incorporates both a dressing room and an en suite with doors opening onto a balcony. There are five further bedrooms, two of which have en suites, and a family bathroom. Landscaped garden overlooking paddocks and a large double garage. Council Tax H. EPC rated E. LPG gas heating system. Pets not considered. Furnished/unfurnished. Rent £4,100pcm. Deposit £4,730. Available middle of December on a fixed term 12 month contract with the option to renew.

## Important Tenancy Information:

- Holding deposit: 1 week's rent
- Full deposit: 5 weeks rent
- In-person viewing required before application is issued
- Holding deposit applied to first month's rent on successful referencing

## Non-refundable Criteria:

- False/misleading information provided
- Failure to complete/sign agreement within 14 days
- Failing Right to Rent Checks
- Withdrawal from process after application submission

Information regarding tenant fees is available on our website. If you have any questions please contact the office directly.







## Key Features

- Beautiful six bedroom detached property in the sought after village of Naseby
- Scenic countryside views
- Breakfast kitchen with integrated appliances
- Galleried landing
- Four bathrooms, of which two are ensuite
- Large, light and spacious bedrooms
- Garage access, large gardens and ample parking
- EPC E, Council Tax H
- Rent £4,100 Deposit £4,730
- Available middle of December on a fixed term 12 month contract with the option to renew.

**PCM**  
**£4,100 PCM**





**Knights Hill, Naseby**  
**Main House internal area 5,033 sq ft (468 sq m)**  
**Garage internal area 638 sq ft (59 sq m)**  
**Balcony external area = 235 sq ft (22 sq m)**  
**Total internal area 5,671 sq ft (527 sq m)**



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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EPC Rating - E

Tenure -

Council Tax Band - H

Local Authority

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



To view this property please contact our Market Harborough office on 01858 431315

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