

**Rent**

**£795 pcm + fees\***

**Security Deposit**

**£917**

**Availability**

**Immediately**

**Exclusions**

**Smokers**

**Furnishing**

**Unfurnished**

**39 Lorraine Crescent  
Spinney Hill  
Northampton  
NN3 6HW**

A well presented two bedroom semi detached bungalow situated in a quiet cul-de-sac within this popular area of Northampton. The accommodation briefly comprises hallway, lounge, kitchen, conservatory, two bedrooms and a shower room. Outside there are front and rear gardens and off road parking. The property also benefits from gas radiator heating and double glazing. Council Tax Band: B - EPC Rating: Tbc

**Semi Detached Bungalow | Two Bedrooms | Well Presented | Shower Room | Front & Rear Gardens | Off Road Parking**

**\* OUR FEES \***

Refundable Application Holding Deposit: One Weeks' Rent (To reserve a property and refundable if the Landlord decides not to proceed with your application. These monies will not be refunded if you decide not to proceed with the application, fail Right to Rent checks, provide false or misleading information or fail to provide any information needed to proceed with your application within 15 days. If your application is successful these monies will be deducted from your first months' rent). Refundable Security Deposit Five Weeks' Rent: (To cover breaches of agreement. This will be registered and protected with the Tenancy Deposit Scheme (TDS) and may be refunded at the end of the tenancy subject to property inspection). For other Permitted Fees please see the relevant section of the Tenant Guide on our website or visit our offices.

Pet Rent: Should the Landlord accept a pet in the property, the rent will be increased by £25 per month per free roaming pet. Pets are only accepted at the Landlord's discretion and this does not mean that this particular property will accept a pet. Enquiries should therefore be made prior to viewing.

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## Local Area Information

Spinney Hill is a popular residential area of Northampton lying some 3 miles north of the town centre. It offers a wide range of local amenities including two supermarkets, post office, take away foods, public house, tennis courts and bowling green. Its location also provides easy access to Moulton Park and a variety of main roads including the A5199, A428 and A43, the latter of which gives access to the A14 and in turn to the M1 and M6 at Catthorpe Interchange. Regular bus services operate to Northampton town centre where further high street shops, leisure and entertainment facilities are provided along with a train station offering mainline services to London Euston and Birmingham New Street. A variety of schooling options catering for nursery age through to University are also available locally as are a number of outdoor leisure facilities including 3 golf clubs, Abington Park, Bradlaugh Fields and the Racecourse.