

**Rent**  
£1,400 pcm + fees\*

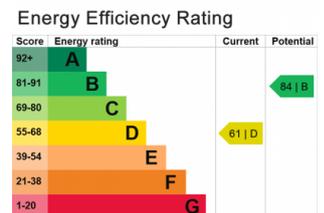
**Security Deposit**  
£1,615

**Availability**  
Immediately

**Exclusions**  
No Smokers

**Furnishing**  
Unfurnished

**62 Sandiland Road  
The Headlands  
Northampton  
NN3 2QD**



A beautifully presented and fully refurbished three bedroom semi detached family home offered for rent with immediate availability. The property has been updated with a brand new modern fitted kitchen, bathroom and carpets throughout. The accommodation comprises entrance hall, lounge with bow bay window, kitchen/diner, rear lobby providing useful storage and also a separate WC. Upstairs are two double bedrooms and one single bedroom and a modern newly fitted bathroom with rain fall shower over the bath. Outside is a driveway providing off road parking for two cars and an enclosed rear garden with a garage that can also be accessed via a rear service road. This property must be viewed to appreciate the accommodation on offer and quality. EPC Rating- D. Council Tax Band- C. Let Type- Long Term

**Refurbished Semi Detached | Lounge | Kitchen/Dining Room | Three Bedrooms | Off Road Parking | Garage and Garden**

\* 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.

**modern marketing · traditional values**

## Local Area Information

The Headlands is a popular residential Northampton suburb offering a variety of amenities. In addition to the eclectic mix of retail outlets, banks, grocery stores, restaurants and bars found along the Wellingborough and Kettering Roads that border the area, it also offers both primary and secondary education facilities within a 1 mile radius. Its location affords easy access to the majority of Northampton's main roads including A508, A43 and A45, the latter in turn leading to M1 J15 just 6 miles away. Public transport options are also well catered for via regular bus services to Northampton town centre where the railway station offers mainline services to London Euston and Birmingham New Street. Northampton itself also offers a further selection of retail, leisure and entertainment facilities, such as Royal & Derngate theatres and multi-screen cinema as well as medical and local authority provisions.

