



[www.jacksongrundy.com](http://www.jacksongrundy.com)

# Edward Cave Walk, Newton, CV23 0SN

£1,600 - Monthly Detached

 3  3  2



Department: Lettings

Unfurnished



Jackson Grundy Estate Agents - Daventry Lettings  
53-55 High Street, Daventry, Northamptonshire, NN11 4BQ

Call Us 01327 301931  
Email Us [daventrylettings@jacksongrundy.co.uk](mailto:daventrylettings@jacksongrundy.co.uk)







## Property Summary

A well presented three bedroom detached property built in 2019 as part of a small exclusive development located within the friendly village of Newton.

## Lettings Information

**Available From:** 1 December 2025

**Let Type:** Not Specified

## Features & Utilities

- ✓ Three Bedroom Detached Property
- ✓ Spacious Living Room
- ✓ Downstairs Cloakroom
- ✓ Kitchen with Integral Appliances
- ✓ Ensuite to Main Bedroom
- ✓ Family Bathroom
- ✓ Garage
- ✓ Driveway
- ✓ Gas Central Heating
- ✓ Village Location

## Property Overview

This spacious property boasts well-proportioned rooms, a private, enclosed garden, and a practical layout that combines both style and comfort. Upon entering, you are greeted by a generous entrance hall which leads to a light-filled and inviting living room, featuring dual-aspect windows that flood the space with natural light. The heart of the home is the modern, fully-fitted kitchen, complete with integrated appliances and spacious dining area, with French doors opening to the south facing rear garden. A separate utility room and a convenient downstairs cloakroom complete the ground floor. Upstairs, the first-floor landing leads to three spacious and well-lit bedrooms. The main bedroom offering a peaceful retreat with dual-aspect windows and the added luxury of an en-suite bathroom. The remaining bedrooms are equally well-sized and share a family bathroom, finished to a high standard. The rear garden is south-facing and enclosed by wall and fencing providing both privacy and a sunny spot for outdoor entertaining or relaxation. There's direct access to the garage and gated access to the front. The driveway offers off-road parking for two cars. Further benefits include gas-fired central heating, double glazing throughout, and an EPC:B. Council Tax Band: D.

**Utility Room 2.08m x 1.68m (6'10" x 5'6")**

**Living Room 5.64m x 3.05m (18'6" x 10')**

**Kitchen/Dining Area 5.64m x 2.77m (18'6" x 9'1")**

**Bedroom One 4.32m x 2.77m (14'2" x 9'1")**

**Bedroom Two 3.28m x 3.10m (10'9" x 10'2")**

**Bedroom Three 3.28m x 2.44m (10'9" x 8')**

**Ensuite 2.77m x 1.19m (9'1" x 3'11")**

**Bathroom 1.98m x 1.63m (6'6" x 5'4")**

### MATERIAL INFORMATION

Type – Detached  
Age/Era – New  
Deposit – £1,846.15  
Council Tax – Band D  
EPC Rating – B  
Electricity Supply – Mains  
Gas Supply – Mains  
Water Supply – Mains  
Sewerage Supply – Mains  
Broadband Supply – Ask Agent  
Mobile Coverage – Depends on provider  
Heating – Central Heating, Gas Central Heating, Gas Heating  
Parking – Parking, On Street, Off-street, Allocated, Driveway, Garage, Single Garage  
EV Charging – Ask Agent  
Accessibility – Ask Agent  
Coastal Erosion Risk – Ask Agent  
Flood Risks – Ask Agent  
Mining Risks – Ask Agent  
Restrictions – Ask Agent  
Obligations – Ask Agent  
Rights and Easements – Ask Agent

## **FEE DETAILS**

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.

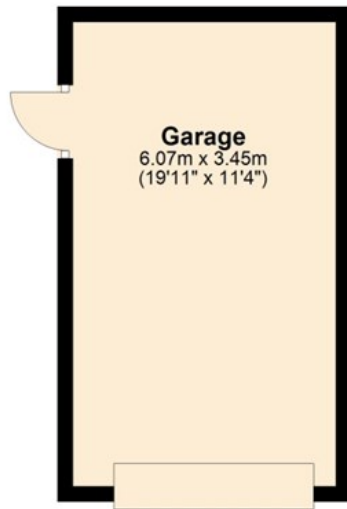
### AGENTS NOTES

1. Viewings by appointment only through Jackson Grundy. 2. These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same. We strongly recommend that all the information we provide be verified by you on inspection, and by your surveyor and conveyancer. 3. Photographs illustrate parts of the property as were apparent at the time they were taken. 4. Any areas, measurements, distances or illustrations are approximate for reference only. 5. We have not performed a structural survey on this property and have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property. 6. Whilst we carry out our due diligence on a property before it is marketing and we endeavour to provide accurate information, buyers are advised to conduct their own due diligence. 7. Our information is presented to the best of our knowledge and should not solely be relied upon when making purchasing decisions.

# Floorplan

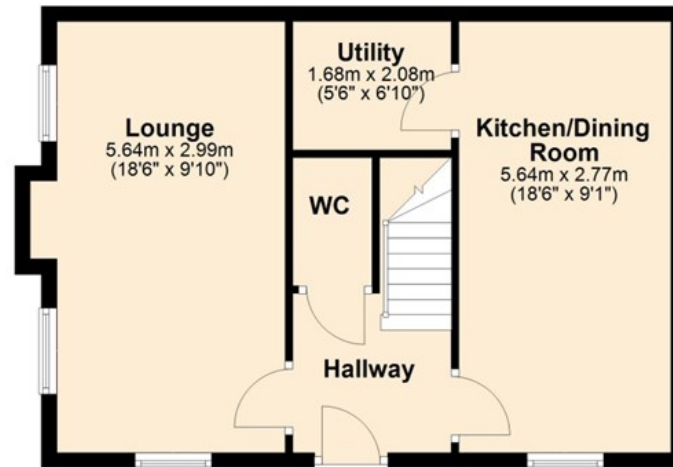
## Outside

Approx. 20.9 sq. metres (225.2 sq. feet)



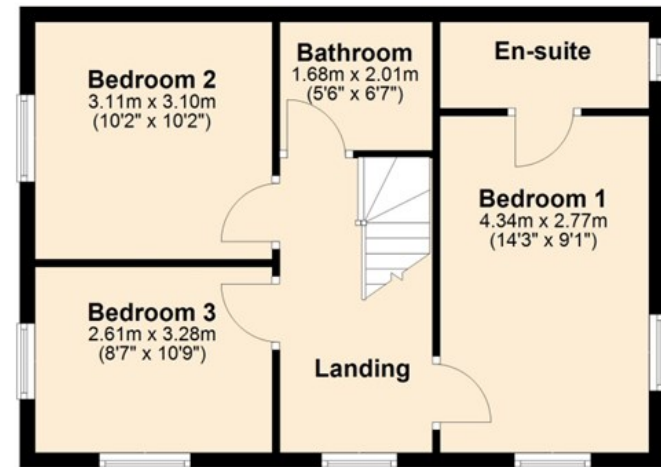
## Ground Floor

Approx. 45.6 sq. metres (491.2 sq. feet)



## First Floor

Approx. 44.7 sq. metres (481.6 sq. feet)



Total area: approx. 111.3 sq. metres (1198.1 sq. feet)



# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

Jackson Grundy Estate Agents is a division of Jackson Grundy Ltd  
Registered office: Gough Lodge, Main Road, Duston, Northampton, NN5 6JJ - Company Registration No: 3636152