



- ❖ Detached Barn Conversion
- ❖ Hallway, Coat Cupboard, Bathroom
- ❖ Fitted Kitchen With Appliances
- ❖ Sitting Room With Log Burner
- ❖ Large Double Bedroom With Views
- ❖ Own Driveway & Parking, Garden
- ❖ One Small Pet Considered
- ❖ Sorry, No Benefits, No Smokers
- ❖ EPC Energy Rating : - TBC

**Kettle Close Barn, Grimscote,
£725 pcm**



Kettle Close Barn, Manor Road, Grimscote, Towcester, Northamptonshire, NN12 8LN

A deceptively spacious one bedroom barn conversion with vaulted ceilings and character on a large plot with countryside views. The property is located on the edge of the pretty village of Grimscote with its own secluded gated entrance and benefits from double glazing throughout, oil fired central heating and a log burner in a full height feature stone fireplace. Water & Sewage is included within the rent. This property will undergo redecoration and replacement window panes in the bedroom before the start of a new tenancy.



GRIMSCOTE is a small, rural village in the heart of the Grafton Hunt country, lying 2 miles west of the A5 midway between Towcester and Weedon. Communications are excellent via the A5 with the M1 easily accessible at junctions 15A and 16. The M40 can be joined at junction 10 which is accessed via Towcester and the A43 or junction 11 accessed at Banbury, some 15 miles west. There are no facilities in the village itself but Towcester provides a wide variety of shops, leisure centre and comprehensive school. Larger shopping centres are situated at Northampton, Banbury and Milton Keynes (from where there is a 40 minute Intercity train service to London Euston). Leisure facilities in the area include golf at Farthingstone, Hellidon Lakes and Staverton Park, motor racing at Silverstone and horse racing at Towcester.

ACCOMMODATION : Hallway, Kitchen, Sitting Room, Bathroom, Double Bedroom

HALLWAY: Composite door to front. Coat cupboard. Airing Cupboard. Heating thermostat. Wall lights. Radiator.

SITTING ROOM: 15' 7" x 12' 4" (4.759m x 3.778m) With vaulted ceiling. Sealed timber window to front. Sealed timber French doors to the rear. Feature full length stone fireplace with log burner. Wall lights. T.V. Point. Radiator.

KITCHEN 7' 5" x 16' 4" (2.282m x 4.990m) 2 timber sealed units to side. 1/2 glazed timber door to rear. Fitted with a range of wall and floor units in mid Oak incorporating 1 1/2 bowl stainless steel sink unit. built in oven, hob and extractor. Washing machine and fridge/freezer. Quarry tiled flooring. Heating programmer. Radiator.



BATHROOM: Sealed timber unit with obscure glazing to rear. Fully tiled. 3pce White suite comprising, low level W.C., pedestal wash hand basin and bath with shower and screen over. Shaver light. Tiled flooring. Radiator.

DOUBLE BEDROOM: 9' 8" x 15' 7" (2.958m x 4.759m) With vaulted ceiling. Large timber sealed unit window to side with countryside views. Telephone point. Wall lights. Radiator.

OUTSIDE: This property is positioned in the centre of a large plot mainly of grass and mature trees, with a patio adjacent to the rear of the property, and off road parking and driveway with double gates to the front.



APPLICATION: Prospective tenants will be required to pay an Application Fee of £198 including VAT for the first person, every additional person over the age of 18 will incur a charge of £90 including VAT. This covers the cost of referencing, credit checks and legal documentation. This Fee is non-refundable.

TENANCY: An Assured Shorthold Tenancy Agreement will be created and will be signed by all tenants. A tenant is any person over the age of eighteen years who will be residing in the property on a permanent basis. This Agreement is an important document and is legally binding. Anyone entering in to this legal Agreement must be aware of the responsibilities and liabilities involved.

DEPOSIT: A deposit in the sum of 1.5 months rent is payable. This figure must be paid, together with the initial calendar month's rental, prior to the keys being released to the tenant. The payment must be in cleared funds i.e. cash, a cleared bank transfer, building society cheque or bankers' draft. The deposit will be held throughout the term of the tenancy and will be refunded following the tenant's vacation providing no cost has been incurred through damage or negligence on the part of the tenant. The deposit monies will not, at any time, be utilised as payment for any part of rental due under the terms of the Agreement.

These particulars are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of **Bartram & Co** has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Intending purchasers and lessees must satisfy themselves independently as to the incidence of VAT in respect of any transaction relating to this property. **Data Protection:** We retain the copyright in all advertising material used to market this Property.