



Top Farm, Church Street, Hargrave,
Wellingborough, Northamptonshire.
NN9 6BW





£895 pcm

Leasehold

**** The village life**** Very private barn conversion offering versatile living with private remote controlled entrance. The property is available from December / January 2023.

The property is very modern designed interior and is offered unfurnished or furnished. Open plan lounge area with kitchen with under counter fridge, oven with microwave and dishwasher, main master bedroom with en-suite bathroom. The underfloor heating will keep you warm and cosy during the winter months. There are also fitted smart TV's and remote controlled velux windows. The barn conversion also has a separate storage/ utility area for your washing needs. There is also a communal garden area as well. ****All bills included**** The owner has two electric points which would be charged at an optional agreement.





Private Entrance

The property can be accessed by a remote controlled gate with intercom and camera.

Main Entrance

The barn conversion is entered by a uPVC door and opens up to the main featured lounge and kitchen area.

Main Lounge & Kitchen

3.965m x max 5.101 x 3.231m (13' 0" x 16.7 x 10' 7") The lounge is modern with laminate vinyl flooring. The lounge also is fitted with smart TV and is kept warm by underfloor heating. There are inset lighting and remote controlled velux windows to allow more natural light.

The kitchen area is fitted in white cabinets and fitted with roll top work surfaces. There is tiling to water sensitive water areas. There is a stainless steel sink with mixer taps over. The kitchen is fitted with a larder under counter fridge. The oven is fitted with a microwave oven and induction hob and fitted shaped canopy over. There is a dishwasher as well.

Master Bedroom

2.970m x 3.989m (9' 9" x 13' 1") Master bedroom is light and bright with the added addition of remote controlled velux window. There is also an additional picture window to the side and front. The bedroom is fitted with a super king size bed, decorative panelling to the headboard and featured wall lights. The heating is underfloor making it feel relaxed and cosy. The bedroom like the lounge is fitted with a smart TV.

En-suite

1.759m x 1.830m (5' 9" x 6' 0") Lovely en-suite shower room is fitted with a corner style cubicle, full dress vanity unit incorporating hand basin and low level WC. The bathroom is fitted with inset spot lighting, chrome ladder radiator, tiling to the water sensitive areas. The flooring is vinyl in laminate style. There is also a shaver socket outlet point.

Storage/ Utility Area

2.758m x 5.355m (9' 1" x 17' 7") This area is adjacent to the main barn conversion. The interior allows for storage. There is a stainless steel sink and outlet for an automatic washing machine. The storage room is fitted with power and lighting.


Communal Garden

There is to the side of the storage/ utility area an area for you to sit and take in the spring and summer and enjoy the late sunshine before the onset of winter. The area allows for you to read and relax and take in the beauty of your surroundings with mother nature on your doorstep.

Agents Notes

The owner pointed out that they have two electric charging points. There would be an additional charge subject to negotiating.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	44	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

Raunds, Northamptonshire

01933 825154

nigel@frostyfields.co.uk