



BANBURY ROAD, LOWER BODDINGTON, NN11

£2,995 per month*

Carter Jonas

WALNUT TREE HOUSE, BANBURY ROAD, LOWER BODDINGTON, NORTHAMPTONSHIRE, NN11 6XY

A 5 bedroom detached house situated within Lower Boddington.

- 5 bedrooms
- 4 receptions
- 3 bathrooms
- garden
- detached
- village location

THE PROPERTY

Accommodation comprises - Ground Floor: kitchen, three reception rooms, utility and downstairs WC. First Floor: four bedrooms, two family shower/bathrooms.

Externally the property includes a detached annex comprising of two floors including one bedroom, a bathroom and a garage. The property also offers off-road parking.

Pets considered. No access to Loft. No white goods. Mains electricity, water and drainage. Oil Heating. Flood Risk - Low.

Internet & Mobile: Further information on availability and speeds can be found at checker.ofcom.org.uk

Available unfurnished from Early August 2025 for an initial 12 month term.

EPC Rating E. Council Tax Band G (please see South Northamptonshire Council Website for current cost)

At a rent of £2,995 per calendar month

Holding deposit of 1 week's rent £691

Security deposit of 5 weeks rent £3,455



ADDITIONAL INFORMATION

Offers	Available for a minimum term of 12 months longer terms will be considered
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Viewing	Strictly by appointment
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Local Authority	Council Tax Band G
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Approximate Gross Internal Area 3183 sq ft - 296 sq m

Ground Floor Area 1264 sq ft – 117 sq m

First Floor Area 1185 sq ft – 111 sq m

Garage Ground Floor Area 367 sq ft – 34 sq m

Garage First Floor Area 367 sq ft – 34 sq m



IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer or contract or part of one. Carter Jonas or anyone in their employment has made every attempt to ensure that the particulars and other information provided are as accurate as possible and they are not intended to amount to advice on which you should rely as being factually accurate. Full information which may be relevant to your decision regarding the property can be found on the property listing on carterjonas.co.uk or a separately available material information sheet, and we would advise you to confirm the details of any material information prior to any offer being submitted. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas has not tested any services, facilities, or equipment. Any measurements and distances given are approximate only. Where Carter Jonas has been provided with a floorplan by a third party, we cannot guarantee that the floorplan has been measured in accordance with IPMS. Purchasers or prospective tenants must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Our images only represent part of the property as it appeared at the time they were taken and do not represent the furnishings included; these are confirmed in a separate inventory. If you require further information, please contact us. *Administration fees may apply depending on tenancy type. Please contact your local branch for this information.

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