



## 1 Park Farm Barns

Lower Harlestone, Northampton, NN7 4JT

£1,450 Per Calendar Month



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A newly refurbished mid terrace stone barn conversion belonging to the Althorp Estate, situated in the sought after village of Lower Harlestone. The property is in a quiet location with views of the local church and has off road parking for three cars.





Unfurnished Accommodation:- Entrance hall, lounge, dining room, kitchen, utility, downstairs w/c, first floor landing, two double bedrooms, single bedroom/office, family shower room, off-road parking for three cars, private garden and small patio area. Energy Rating D. Gas central heating with Hive thermostat. Council tax band D. Pets Allowed. Please note, there will be an additional £50 per month, per pet, payable on top of the rent, for allowing a pet on the tenancy.

The entrance hall contains the stairs leading to the first floor and doors to all rooms. The lounge has a decorative fireplace and door leading to the rear garden. The separate dining room, which is located between the lounge and the kitchen, could also be utilised as a fourth bedroom. The kitchen has an electric oven and hob and space for a dishwasher and fridge/freezer. There is also a separate utility room with space for a washing machine and tumble dryer. There is also a door to the rear garden.

Upstairs are two double bedrooms with original beams and Velux windows. The third bedroom is a single which could be used as an office and has a built in wardrobe The family shower room has a white suite with shower cubicle and wood effect flooring.

At the rear of the property is a small patio with a laid to lawn garden surrounded by mature bushes.

Living Room 16 x 11'04 (4.88m x 3.45m)

Kitchen 16'01 x 11'01 (4.90m x 3.38m)

Utility Room 6'04 x 4'06 (1.93m x 1.37m)

Dining Room 11'07 x 7'06 (3.53m x 2.29m)

Master Bedroom 16'04 x 11'04 (4.98m x 3.45m)

Second Bedroom 16'04 x 11'08 (4.98m x 3.56m)

Third Bedroom 9'06 x 5'11 (2.90m x 1.80m)

Shower room 6'01 x 5'06 (1.85m x 1.68m)

Area Map



Energy Efficiency Rating

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         | 80        |
| (55-68) D                                   | 59                      |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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