



45 Lower Harlestone

Northampton, NN7 4EW

£1,350 PCM



IF YOU WOULD LIKE TO BOOK A VIEWING PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO!

Available 1st October 2024

A semi detached Althorp Estate Cottage with a modern beech kitchen, lounge with open fireplace, two double bedrooms, modern bathroom suite and large front garden. Parking for one car. Gas radiator central heating. EPC Rating D. Council tax band B. Pets allowed for an additional £50 per month, per pet. Minimum 12 month let.



The property is accessed via the rear courtyard through the back door leading into the kitchen/diner and has beech effect cabinets, ceramic hob, electric oven and space for a washing machine and dishwasher.

The living room boasts an original beam, an open fireplace with brick surround with shelving either side of the fireplace. Stairs lead to the first floor which has two double bedrooms and a bathroom.

The bathroom with a white suite and an electric shower above the bath.

To the rear of the property is a small courtyard with a couple of outbuildings that lead to a car park with views over the countryside.

There is a large laid to lawn garden at the front of the property with a patio area.

Lounge 16'04 x 13'10 (4.98m x 4.22m)

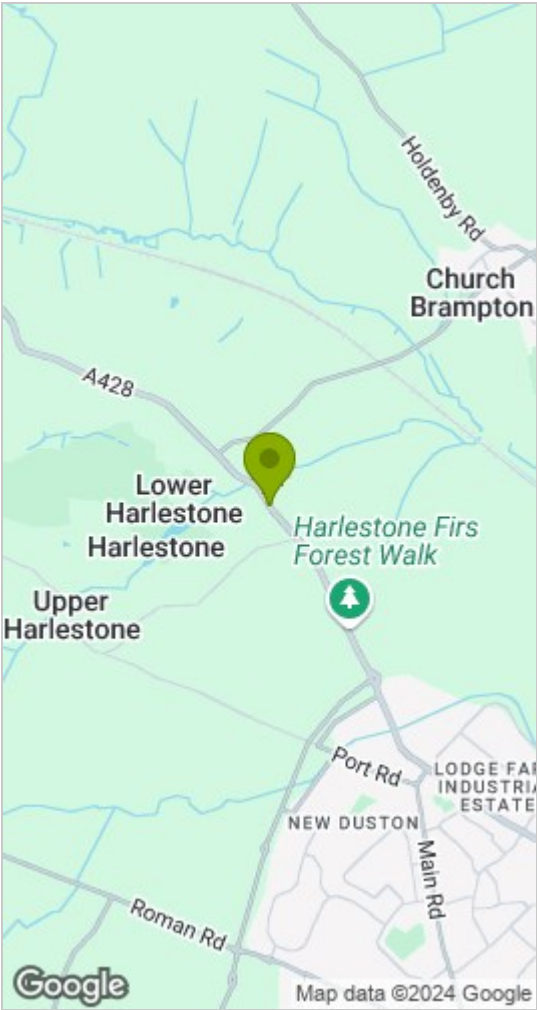
Kitchen 14'09 x 10'01 (4.50m x 3.07m)

Master Bedroom 14'09 x 10'06 (4.50m x 3.20m)

Second Bedroom 16'05 x 10'09 max (5.00m x 3.28m max)

Bathroom 8 x 5'11 (2.44m x 1.80m)

Area Map



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	57	
(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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