



## Pheasantry East Lodge

Lower Harlestone, Northampton, NN7 4EJ

**£950 PCM**



A characterful one bedroom single storey stone detached gate lodge belonging to the Althorp Estate set within a semi-private walled estate and on the edge of a woodland. The property features original leaded light windows, original beams, latch doors and main gas radiator heating, off road parking for four cars, large garden, three outbuildings, wood store and is close to Harlestone Firs.



Unfurnished Accommodation: Entrance porch, kitchen, living room, bedroom, bathroom. One pet considered. Energy Rating D. Council tax band TBA

The property is entered through a gateway just off the A428 on the junction with Dave Brickwood Way. There is parking to the left for four cars and the gardens are located to the front and rear with stone walling to the far side. There are a range of small brick built outbuildings including a wood store. The property has character features including leaded light windows, latched internal doors, ceiling beams, a window seat and also benefits from gas fired radiator heating.

The front door leads into the spacious entrance porch with wood effect flooring and a feature stone wall. This leads into the kitchen which has fitted cream base and wall mounted units, a four burner gas hob, electric oven and space for a fridge/freezer washing machine and dishwasher. A latched door leads through to the living room and features a leaded light bow window, further windows and a door leading to the side garden and a high ceiling with feature beam. A wood burner adds to elegance of the property. A doorway leads through to the bedroom which has a window to the side elevation. A door leads into the bathroom which has a white suite comprising bath with shower over, glazed screen, toilet, basin, heated towel rail and wood effect flooring.

Entrance Porch 11 max x 5'01 (3.35m max x 1.55m)

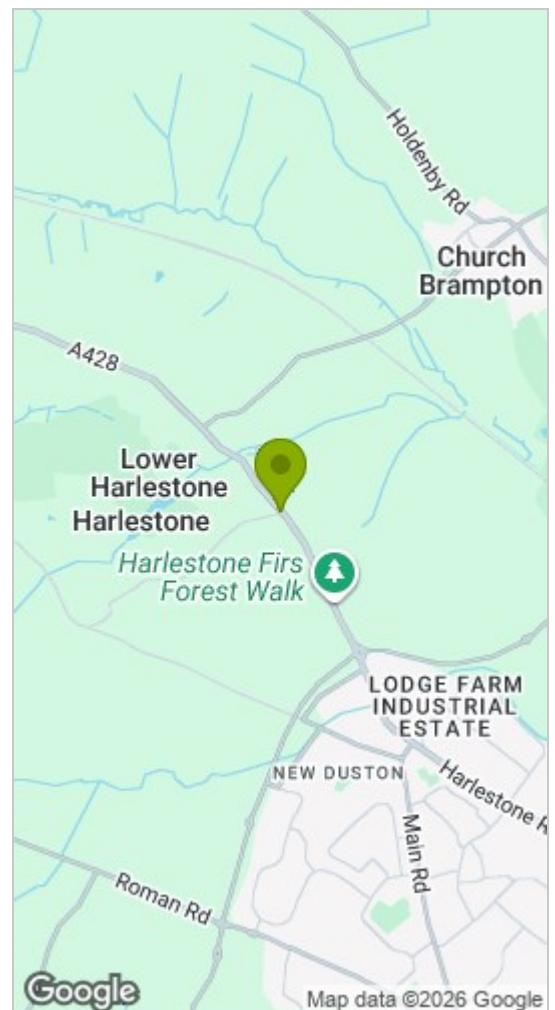
Kitchen 10'02 x 7'08 (3.10m x 2.34m)

Living Room 18'11 x 10'04 (5.77m x 3.15m)

Bedroom 11 x 10'04 (3.35m x 3.15m)

Bathroom 5'10 x 5'06 (1.78m x 1.68m)

## Area Map



## Energy Efficiency Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(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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