



## 33 Lower Harlestone

, Northampton, NN7 4EW

£1,500 PCM



IF YOU WOULD LIKE TO VIEW THIS PROPERTY PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL BE IN TOUCH

Available now!!

Richard Greener Rentals are pleased to offer to the market this three bedroom stone built cottage from the Althorp Estate, set in the sought after area of Lower Harlestone.





Unfurnished Accommodation: Three bedrooms, living room, kitchen, family bathroom, rear garden, two outbuildings and off road parking for one car. Energy efficiency rating D. Council Tax Band E. Pets may be considered but please note, there will be an additional £50 per pet, per month, payable on top of the rent for allowing a pet on the tenancy. Gas Central Heating throughout. Minimum 12 month let.

Upon entering the property, you are greeted by an impressive entrance hall that gives access to the kitchen, lounge, stairs to first floor, cellar and rear garden. The kitchen has a tiled floor, cream cabinets, wood effect worktops, ceramic hob, electric oven and space for a washing machine. There is also an open fireplace and a feature bread oven that adds charm and character to the property. The kitchen leads to a utility room which houses additional cupboards and worktop with space for a tumble dryer.

The living room has lots of natural light and boasts a window seat and wood burner. Upstairs is a spacious landing which provides access to three generous bedrooms, two which have feature fireplaces and window seats. The shower room has a traditional high level cistern, Victorian hand basin and heated towel rail. To the rear of the property is a garden with two outbuildings.

The property has been decorated to a high standard throughout whilst retaining many original features such as leaded windows, window seats and latch doors.

Entrance Hall 28'09 x 5'11 (8.76m x 1.80m)

Living Room 12 x 11'10 (3.66m x 3.61m)

Kitchen 11'11 x 11'07 (3.63m x 3.53m)

Utility Room 6'11 x 4'11 (2.11m x 1.50m)

Master Bedroom 16 x 12 (4.88m x 3.66m)

Second Bedroom 12'01 x 12 (3.68m x 3.66m)


Third Bedroom 12 x 13 max (3.66m x 3.96m max)

Shower Room 7'04 x 5'06 (2.24m x 1.68m)

Area Map



Energy Efficiency Rating

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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