



## 4 Park Farm Barns

Lower Harlestone, Northampton, NN7 4JT

**£1,575 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 secluded development with off road parking and views of the local church.



Unfurnished Accommodation:- Entrance hall, lounge, dining room, kitchen, utility, cloakroom/wc, first floor landing, master bedroom with en suite, two further double bedrooms, family bathroom, off-road parking. Energy Rating D. Gas central heating with digital 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 dual aspect windows. 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 garden.

Upstairs, the master bedroom has an en suite bathroom with shower over bath. There are two further double bedrooms, both benefiting with views over the church. The family bathroom has a white suite with shower over the bath and a glazed screen. The landing area has countryside views. The property also benefits from off road parking and a front garden enclosed by double timber gates.

**Living Room 18'2 x 12'6 (5.54m x 3.81m)**

**Dining Room 10'10 x 13'4 (3.30m x 4.06m)**

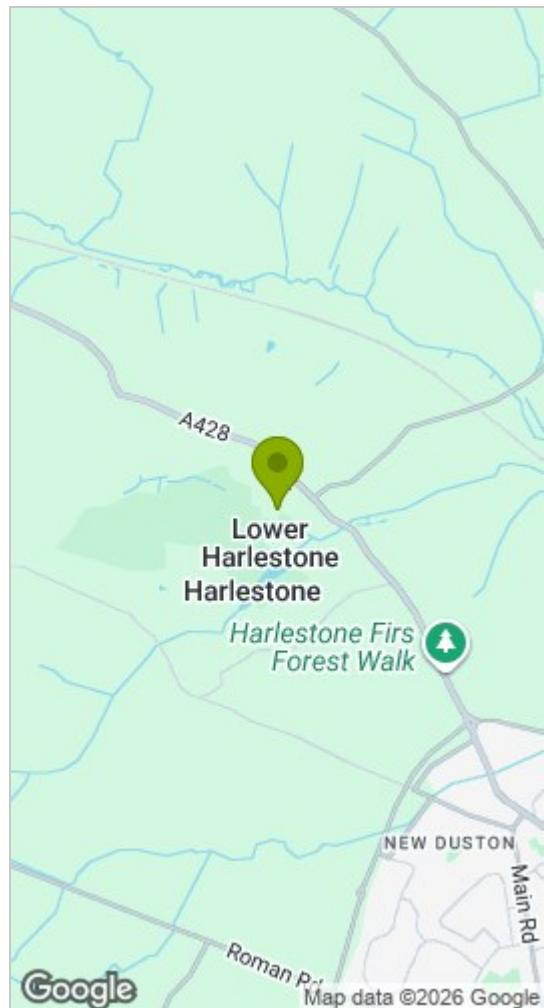
**Kitchen 12'6 x 11'7 (3.81m x 3.53m)**

**Master Bedroom 18'9 x 12'10 (5.72m x 3.91m)**

**Second Bedroom 13'4 x 12 (4.06m x 3.66m)**

**Third Bedroom 12 x 10'9 (3.66m x 3.28m)**

## 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>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	64	69
(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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