



## 71 High Street

Whittlebury, Nr Towcester, NN12 8XH

£2,400 PCM



IF YOU WOULD LIKE TO BOOK A VIEWING PLEASE CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL BE IN TOUCH WITH YOU.

Available NOW

An impressive three/four bedroom family home, with a stunning landscaped rear garden, situated in the sought-after region of Whittlebury. Pets considered.





Unfurnished Accommodation: Entrance hall, open-plan living room/kitchen, utility, conservatory, lounge, family room, bedroom four/dining room, three bedrooms, en-suite shower room to the master bedroom, main bathroom. Energy Rating: D. Council Tax Band: D. Pets considered (an additional £50 per month per dog applies).

The property is accessed via a side door leading into the entrance hall, which features an open-plan staircase to the first floor. This bright and airy space sets the tone for the home, with high ceilings and engineered wood flooring throughout the ground floor.

The highlight of the home is the open-plan living area and kitchen, complete with integrated appliances, including a dishwasher and double oven. The central island, with a built-in induction hob, provides additional seating and storage, while marble worktops and a coloured splashback add a luxurious touch. Two sets of double French doors open into the conservatory, flooded with natural light, the UPVC conservatory features double doors opening to the rear garden, creating a perfect connection between indoor and outdoor spaces.

The family room provides a versatile space, ideal for a secondary lounge or playroom, while the fourth bedroom, which can also be used as a dining room, includes a door leading to the side of the property.

The utility room is fitted with dark grey cabinetry, providing ample storage for a washing machine and tumble dryer, as well as additional countertop space. A butler sink with a marble surround completes the space, which doubles as a cloakroom with a low-level WC.

The lounge features a fireplace with a gas coal-effect fire and windows to the front and side elevations, creating a cosy yet spacious retreat. A door leads to a large storage cupboard and another opens into a study, offering flexibility for work-from-home.

Carpeted stairs leading to the first floor landing which provides access to all rooms on the upper floors. A generously proportioned master bedroom includes French doors opening onto a Juliet balcony with views of the rear garden. Fitted wardrobes with sliding doors provide ample storage, and the en-suite shower room features a corner-entry rain shower, WC, and a vanity basin with a marble surround.

Both bedrooms two and three offer spacious layouts and are flooded with natural light, making them ideal for family members or guests.

The family bathroom is designed for relaxation, with a slipper bath, corner-entry rain shower, and a vanity basin with a marble surround. Elegant finishes and tiling enhance the luxurious feel.

To the front of the property, there is gravelled off-road parking, with wooden doors leading to a storage area suitable for bikes. Gated pedestrian access is available on both sides of the property, while the rear garden boasts a lawned area, patio space, mature shrubs, and a summer house for additional storage or leisure use.

This property combines modern design with practical family living, situated in a desirable village location with excellent amenities nearby. Arrange a viewing today to appreciate all it has to offer.

Kitchen 22'5 x 16'1 (6.83m x 4.90m )

Conservatory 20' x 12'10 (6.10m x 3.91m )

Family Room 13'11 x 9'10 (4.24m x 3.00m )

Additional Reception Room 10'9 x 9'10 (3.28m x 3.00m)

Lounge 17' x 11'5 (5.18m x 3.48m)

Master Bedroom 15'6 x 15'5 (4.72m x 4.70m )

Bedroom Two 16'6 x 7'11 (5.03m x 2.41m )

Bedroom Three 16'6 x 7'11 (5.03m x 2.41m )

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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## 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			77
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	