



## 88 Harborough Road

, Northampton, NN2 8DH

£1,150 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.

A charming two-bedroom stone cottage, full of character and original features, having been fully repainted throughout and benefiting from a rear semi-private garden, conveniently positioned close to Kingsthorpe High Street and its range of shops, amenities and transport links.



Unfurnished Accommodation; Lounge, Kitchen, Bathroom, Two Double Bedrooms and rear Garden. Council Tax Band B. EPC - D

Entered directly from the street through a solid wooden front door, the property opens into a spacious sitting room which immediately sets the tone for the cottage, with original stone flooring, exposed ceiling beams, an attractive fireplace, built-in shelving and storage, and a large useful cupboard. To the rear is the fitted kitchen, finished with slate-style tiled flooring and an exposed stone wall, and fitted with a range of base and wall units, stainless steel sink with mixer tap, electric oven, gas hob and extractor hood. A fridge freezer and washing machine are to be left at the property on a goodwill basis only, with the landlord not responsible for repair or replacement of these items.

Leading from the kitchen is a useful lean-to/conservatory area with matching slate-style flooring, timber-framed double glazing, radiator heating and a door providing access to the rear garden. Also off the kitchen is a small utility/storage area, together with the ground floor bathroom fitted with a white suite and electric shower over the bath.

Stairs rise from the sitting room to the first floor landing, a lovely character space with exposed timber, painted beams and original floorboards. Bedroom two is positioned to the front of the property, while to the rear is a particularly good-sized main bedroom with built-in storage, views over the garden and the benefit of an en-suite WC. Outside, the property enjoys an attractive rear garden with mature planting, established borders, raised beds, gravelled sections and a paved pathway.

The property is double glazed and would ideally suit a professional single occupant or couple, possibly with one child.

Lounge 13'5" x 13'4" (4.09m x 4.06m )

Kitchen 10'1" x 9'2" (3.07m x 2.79m )

Conservatory/lean-to 12' x 4'11" (3.66m x 1.50m )

Utility area 5'1" x 2'8" (1.55m x 0.81m )

Ground floor bathroom 9'11" x 6'5" (3.02m x 1.96m )

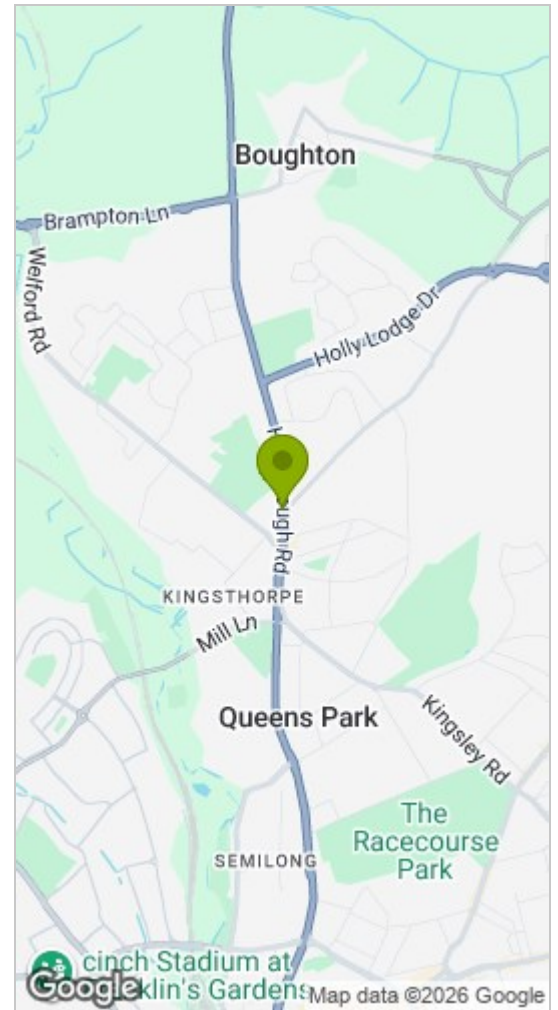
First floor landing 13'7" x 7'5" (4.14m x 2.26m )

Main bedroom 10' x 13'11" (3.05m x 4.24m )

En-suite WC 4'6" x 2'5" (1.37m x 0.74m )

Bedroom Two 8'10" x 13'9" (2.69m x 4.19m )

## 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>			<b>75</b>
(55-68) <b>D</b>		<b>56</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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