



10 Harrowden Road | Orlingbury | NN14 1JB



Matthew  
Nicholas



## £995 Per Month

A delightful one bedroom cottage situated close to the green in the center of this sought after village. Entered via a stable style front door from the private garden into a gally kitchen which includes cooking appliances. A timber door leads to the neutrally decorated sitting room/dining room which boasts a wooden floor, sofa, dining table and chairs. A carpeted staircase leads to the first floor bedroom which offers a double bed with side tables, chest of draws, occasional chair and a further timber door leading to a dressing room with wardrobes and mirror. The bathroom features a rolltop bath and separate shower cubicle. Off road parking for one car close by.

- Sought after village location
- Neutral decoration
- Off road parking for one car
- Furnished
- Private garden
- Gas radiator heating system

**Kitchen**

14'7" x 7'3" (4.45m x 2.21m)

**Sitting Room/ Dining Room**

18'4" x 13'5" (5.6m x 4.11m)

**Bedroom**

14'4" x 10'11" (4.37m x 3.33m)

**Dressing Room**

8'11" x 6'0" (2.74m x 1.83m)





# Further Information



Local Authority: North Northamptonshire Council

Tax Band: C

Floor Area: sq ft

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>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>87</b>
<b>58</b>	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
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EU Directive 2002/91/EC	