



## 49 Lower Harlestone

Northampton, NN7 4EW

£1,495 PCM



IF YOU WOULD LIKE TO VIEW THIS PROPERTY PLEASE SIMPLY CLICK THE BUTTON WITH THE EMAIL LOGO AND WE WILL GET BACK TO YOU SOON.

Available now!!

Richard Greener Rentals are pleased to offer to the market this three bedroom detached stone/brick built cottage from the Althorp Estate in the popular village of Lower Harlestone, close to the golf club, garden centre and Harlestone firs.



Unfurnished Accommodation: Lounge/dining room, kitchen, bathroom, first floor landing, two double bedrooms, second floor landing, further double bedroom, off road parking. EPC rating E, Council tax band D.

A lovely three double bedroomed, three storey stone and brick cottage belonging to the Althorp Estate. The property benefits from a fitted kitchen, ceramic oven and hob, white bathroom suite with electric shower, carpets and wood effect flooring to kitchen and bathroom. The property has retained original character features including, latched doors, leaded light windows, brick built outbuildings and further benefits from gas fired radiator heating and off road parking in the parking area adjacent to No 47 with a pathway leading through the front garden to give access to the cottage.

The front door is situated on the side of the property and leads into the lounge/dining room with a leaded light window the the front, built in cupboards to the right hand chimney breast recess and a decorative fire surround (not in use). A door gives access to the stairs rising to the first floor and a further door leads to the inner lobby which has two useful storage cupboards and a step down to the kitchen. The kitchen has been re-fitted in cream shaker style cabinets with wood effect flooring, a ceramic hob, electric oven and wood effect worktop. A further lobby gives access to a modern bathroom which has a white suite including an electric shower over bath with glazed screen and wood effect flooring. There is a back door from the kitchen leading to the rear of the property where there are outbuildings, a lawn area with views over farmland and a path leading round the side to the front of the property.

To the first floor are two double size bedrooms. Bedroom one has two large built in cupboards, leaded light window to front and a decorative cast iron fireplace. Down the hall is bedroom two which is also a double and there is a further bedroom on the third floor.

Living Room 15'03 x 13'08 (4.65m x 4.17m)

Kitchen 11'02 x 10'06 (3.40m x 3.20m)

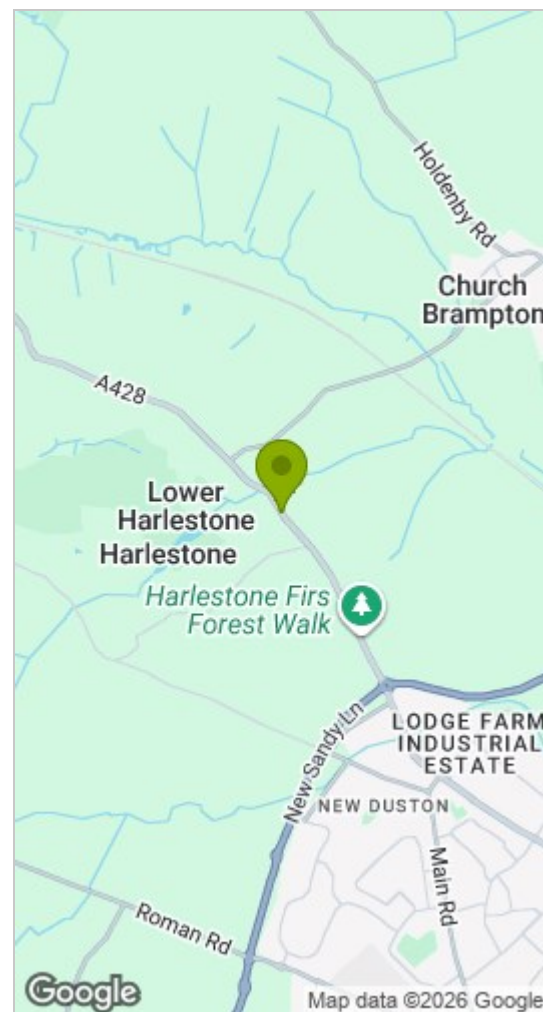
Master Bedroom 15'04 x 13'10 (4.67m x 4.22m)

Second Bedroom 11'02 x 9'05 (3.40m x 2.87m)


Third Bedroom 15'03 x 10'03 (4.65m x 3.12m)

Bathroom 7'06 x 4'09 (2.29m x 1.45m)

## 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			79
(55-68) D			
(39-54) E		41	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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