



# Garner Lane

Earls Barton, Northamptonshire

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oriordanbond  
SALES & LETTINGS





# Garner Lane

Earls Barton  
NN6 0JX

Price  
£460,000

A beautifully presented spacious four double bedroom detached home, built by Messrs David Wilson Homes to their popular 'Holden' design, offering spacious accommodation, perfect for the modern family, with large kitchen/dining/family room. The property is located on the desirable Wickets development, set in a quiet position, offered for sale with no onward chain.

Accommodation comprises entrance hall, cloakroom/WC, study, large sitting room, high-spec open plan kitchen/dining/family room with fitted appliances and French doors to the rear garden and access to a utility room, first floor landing, master bedroom with en-suite shower room and fitted wardrobes, three further double bedrooms and a family bathroom with separate enclosed shower. Outside is a front lawn with mature planting and a good size tarmac driveway to the side providing off road parking for approximately three cars leading to a detached single garage with light and power. The landscaped rear garden is fully enclosed and southerly facing being mainly laid to lawn with large paved patio area and access to the driveway. Further benefits include uPVC double glazing, gas radiator heating and remaining NHBC certificate. (A/1445/M)

- Spacious four bedroom detached family home
- En-suite to master bedroom
- Two reception rooms
- Open plan kitchen/dining/family room
- Enclosed landscaped rear garden
- Ample off road parking and garage

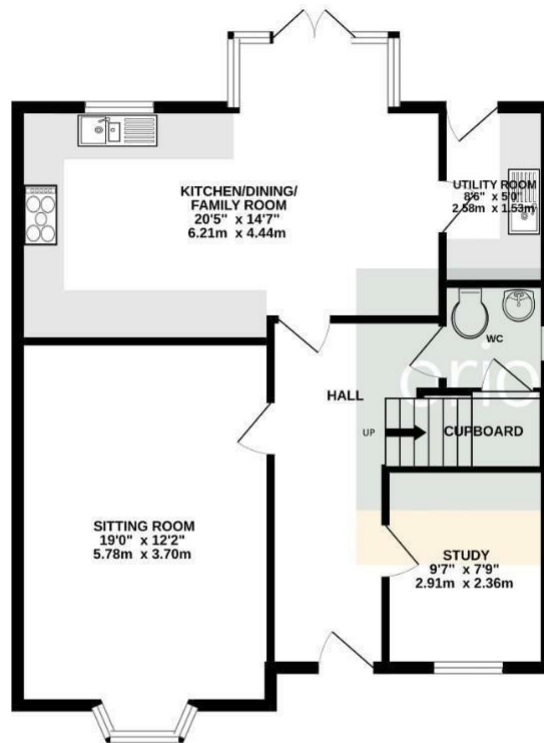




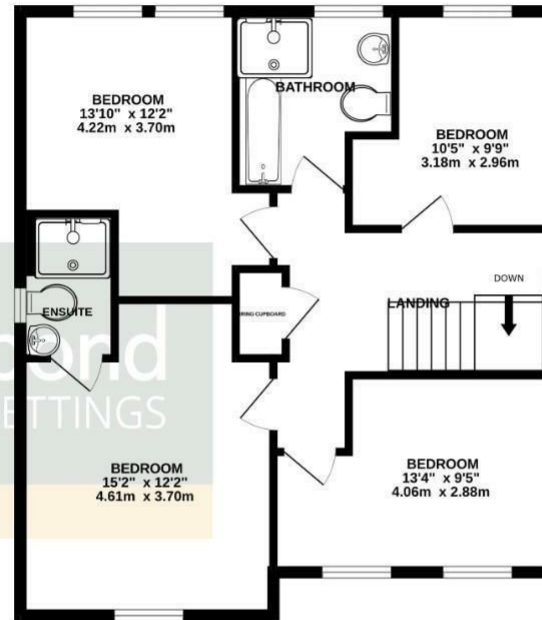




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1445 sq.ft. (134.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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#### Additional information

- Council Tax Band: E
- Energy Efficiency Rating: B

#### Viewing

Viewing strictly by appointment – details below

#### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

**O'Riordan Bond Earls Barton Sales**

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