



**Simcoe Close**  
Earls Barton, Northamptonshire

**oriordanbond**  
SALES & LETTINGS



## Simcoe Close

Earls Barton  
NN6 0FP

Price  
£360,000

A spacious three bedroom detached family home, set on a corner plot overlooking fields, with detached garage and off road parking for two cars. This lovely home is offered for sale with no onward chain, located on the sought after 'Wickets' development, built by Messrs David Wilson Homes.

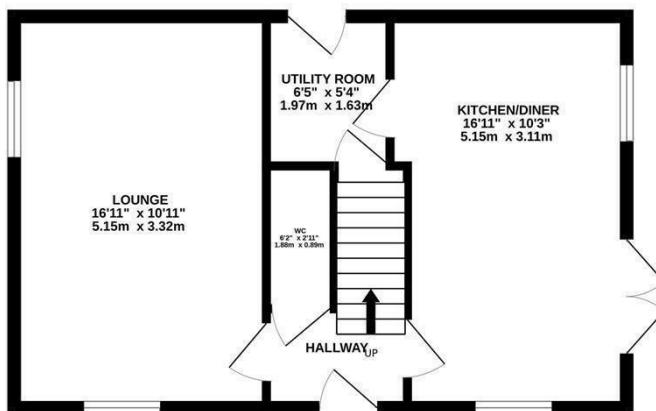
Accommodation comprises entrance hall, spacious sitting room, open plan kitchen/dining room with French doors to the rear garden, utility room, cloakroom/WC, first floor landing, master bedroom with en-suite shower room, two further double bedrooms and a family bathroom. Outside are front and side gardens with mature shrubs and flowers, a double length driveway with garage to the side providing off road parking and gated access to the rear garden. The enclosed good size part walled rear garden has a patio area and is laid to lawn. Further benefits include uPVC double glazing, gas radiator heating and remaining NHBC warranty. (A/894/M)

- Spacious three bedroom detached home
- En-suite to master bedroom
- Open plan kitchen/dining room
- Gas radiator heating
- Gardens to three aspects
- Driveway and garage

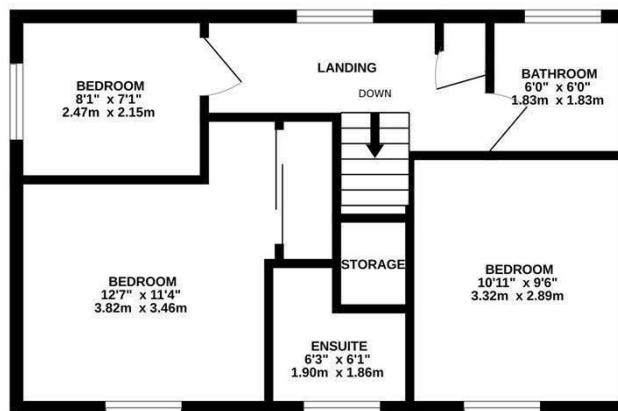




GROUND FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 894 sq.ft. (83.0 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: D
- 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.

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