



Pynkeny Close

Earls Barton, Northamptonshire

oriordanbond
SALES & LETTINGS



Pynkeny Close

Earls Barton
NN6 0RL

Price
£380,000

O'Riordan Bond is delighted to bring to the market this beautifully presented and spacious three bedroom detached family home built by Messrs Redrow Homes with enclosed garden and views to open fields at the front, part converted garage/playroom or home office and driveway for parking. The property is located in the thriving village of Earls Barton with good schooling and excellent amenities.

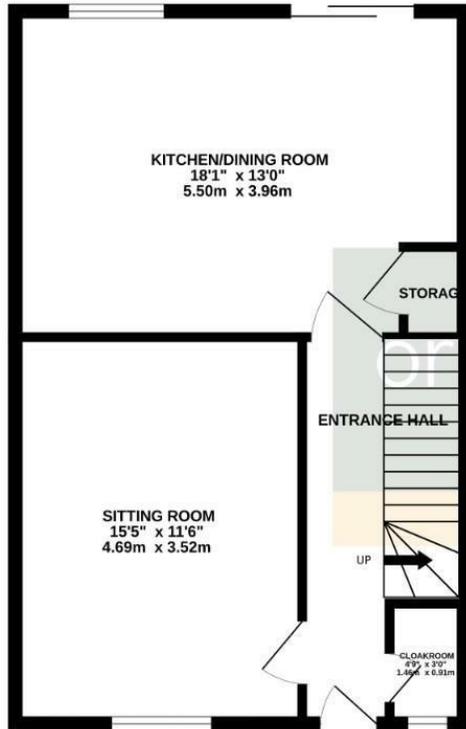
Accommodation comprises entrance hall, cloakroom/WC, spacious sitting room, kitchen/dining room with built-in appliances, utility cupboard and patio doors to the rear garden, first floor landing, master double bedroom with en-suite shower room, second double bedroom, good size third bedroom and a family bathroom. Outside, to the front are mature shrubs and views to open fields and access to countryside walks. To the rear is a good size enclosed garden offering a great deal of privacy with patio area for entertaining, storage shed and mature planting. The garage has been partly converted currently used as a playroom but ideal as a home office with French doors opening to the garden. There is a driveway to the side with parking for two cars. Further benefits include uPVC double glazed windows and doors and gas radiator heating. (B/1094/M)

- Three bedroom detached family home
- En-suite to master bedroom
- Gas radiator central heating
- Part converted garage/playroom
- Enclosed rear garden
- Off road parking

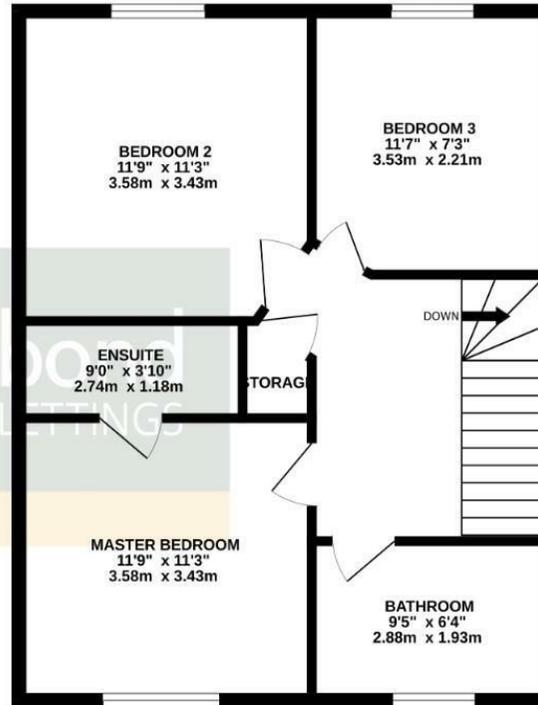




GROUND FLOOR
512 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 1094 sq.ft. (101.7 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: C

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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