



# Northampton Road

Earls Barton, Northamptonshire

oriordanbond  
SALES & LETTINGS



# Northampton Road

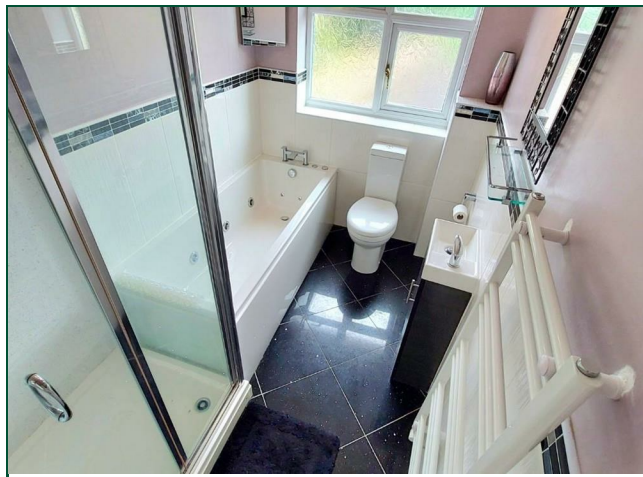
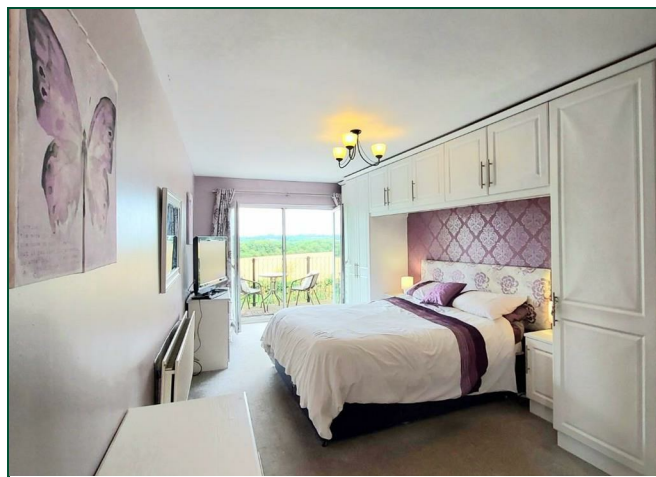
Earls Barton  
NN6 0HA

Price  
£570,000

**A well presented, spacious, extended four double bedroom family home offering extensive and versatile living space to include a large open plan kitchen/dining/family room and separate reception rooms. With over 2000 sq. ft. of accommodation, the property also offers a stunning landscaped rear garden in excess of 80ft with fabulous views over open countryside and a double length integral garage.**

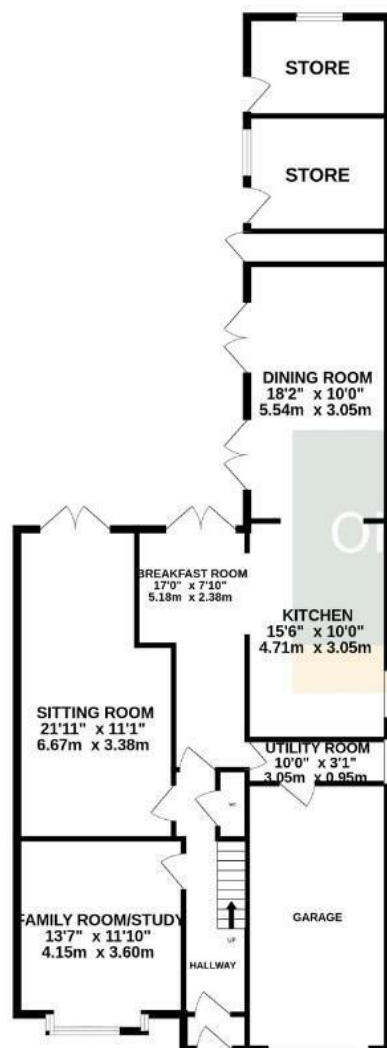
Accommodation comprises entrance porch, hallway, family room/study with bay window, large sitting room with French doors to the rear garden, cloakroom/WC, open plan kitchen/dining/breakfast room with built-in appliances and large island/breakfast bar and French doors to the rear garden, a large utility room, first floor landing, large master bedroom with French doors opening to a balcony with seating and stunning views over open countryside, fitted wardrobes, separate dressing room and en-suite bathroom with Jacuzzi bath and shower cubicle, guest double bedroom with fitted wardrobes and 'Jack and Jill' shower room leading to a third double bedroom also with fitted wardrobes, fourth double bedroom with bay window and a separate family bathroom. Outside is a large block paved driveway providing off road parking for four cars leading to an integral double length garage. To the rear is a stunning landscaped garden with two patio areas for outside entertaining, extensive lawn area, mature trees, childrens playhouse, wooden shed, greenhouse, vegetable patch and two further outbuildings currently used for storage. There is also gated side access to the front of the property. Further benefits include gas radiator heating and uPVC windows and doors. (A/2054/L)

- Extended spacious four bedroom family home
- En-suite to master bedroom
- Open plan kitchen/dining/breakfast room
- Separate reception rooms
- Stunning landscaped rear garden
- Driveway and double length garage

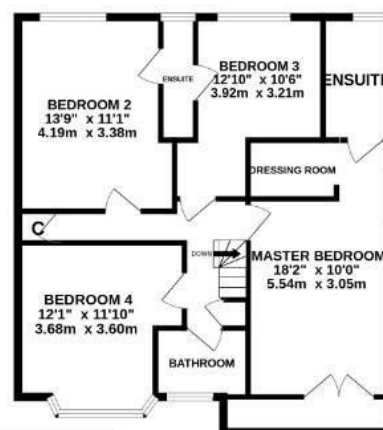




GROUND FLOOR  
1310 sq.ft. (121.7 sq.m.) approx.



1ST FLOOR  
745 sq.ft. (69.2 sq.m.) approx.



TOTAL FLOOR AREA : 2054 sq.ft. (190.8 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: C
- 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**  
**01604 810088**

[earlsbarton@oriordanbond.co.uk](mailto:earlsbarton@oriordanbond.co.uk)

