



# Park Close

Earls Barton, Northamptonshire

oriordanbond  
SALES & LETTINGS



## Park Close

Earls Barton  
NN6 0EJ

Price  
£440,000

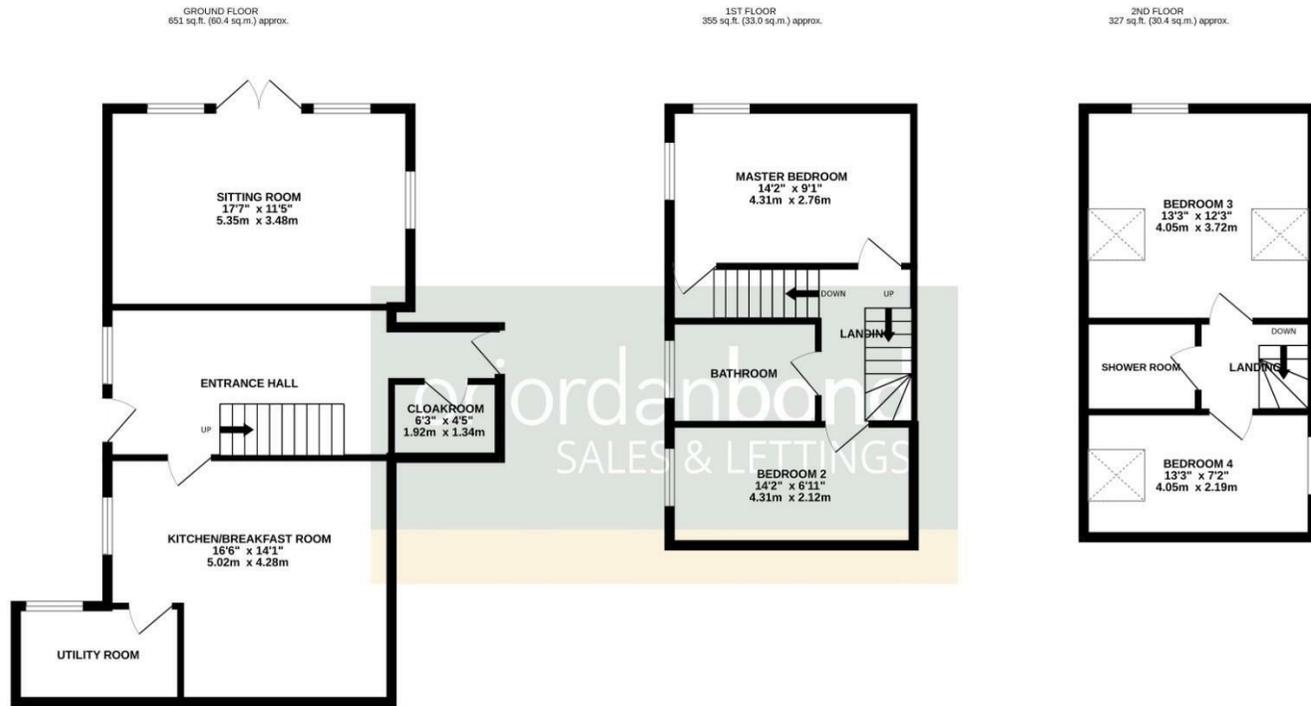
A charming part stone Grade II Listed property. This lovely spacious four bedroom cottage has undergone a tasteful refurbishment by the current owner to include a re-fitted kitchen and bathroom. The cottage is offered with no onward chain, with a wealth of character and original features, located in the heart of the village, with detached garage, off road parking and delightful south facing cottage garden.

Accommodation over three floors comprises spacious hallway/dining room, sitting room, re-fitted kitchen/breakfast room with granite work tops and fitted appliances, utility room, first floor landing, good size master bedroom, further double bedroom and family bathroom, second floor landing, two further double bedrooms and a shower room. To the front is a large driveway providing parking for several vehicles leading to a detached garage. The rear garden is southerly facing laid mainly to lawn with decked and paved patio areas ideal for entertaining with mature shrubs and flower borders. (A/1332/M)

- Grade II Listed four bedroom cottage
- Re-fitted kitchen and bathroom
- Gas central heating
- South facing rear garden
- Driveway and garage
- No onward chain







TOTAL FLOOR AREA : 1332 sq.ft. (123.8 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: D

#### 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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