



HARWOODS

Chartered Surveyors & Estate Agents



30b King Street, Earls Barton
Northants NN6 0LQ

£295,000 Freehold

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30b King Street, Earls Barton, Northants NN6 0LQ

A smartly presented, modern yet now established three-bedroom semi-detached family home, situated in the highly sought-after village of Earls Barton and conveniently placed for a wide range of local amenities including the village Primary School, Co-op store, doctors' surgery, pharmacy and recreational park.

Constructed in 2011, the property has been thoughtfully designed to complement the surrounding Victorian neighbourhood, offering attractive period-inspired features including high ceilings and spacious accommodation throughout.

Featuring UPVC double glazing and gas radiator central heating, the accommodation comprises a welcoming entrance hallway, comfortable living room, spacious kitchen/breakfast room and cloakroom to the ground floor. Upstairs are three well-proportioned bedrooms, including a principal bedroom with en-suite shower room, together with a generous family bathroom.

Outside, the property enjoys a low-maintenance paved rear garden along with off-road parking to the rear.

The property would make an excellent purchase for a first-time buyer, young family or someone looking to downsize or start afresh. Viewing is highly recommended.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Hall

Enter from the front via composite double glazed door in to the spacious hallway that features wood laminate flooring, door to the living room and carpeted stairs leading up to the first floor.

Living Room

19'10" x 8'11" (6.05m x 2.72m)

A lovely size bay fronted reception room that features smartly laid wood laminate flooring, under floor heating,, understairs storage and door to the kitchen.

Kitchen Breakfast Room

13'1" x 13'10" (3.99m x 4.22m)

Smartly fitted kitchen that features solid wood work tops, base and wall mounted cupboards, sink and drainer, range cooker with gas hobs, cooker hood, integrated dishwasher, smartly tiled flooring, under floor heating, double glazed window to the rear and French doors opening to the rear garden.

Cloakroom

WC, wash hand basin, tile splash backs and window to the side.

First Floor Landing

Carpeted landing with doors to all rooms. Loft hatch with pull down ladder (the attic space is boarded).

Bedroom 1

13'7" x 10'2" (4.14m x 3.10m)

Generous principal bedroom that features fitted carpet, radiator, double glazed window to the rear and door to the ensuite shower room.

En Suite

Smartly fitted suite consisting of a shower cubicle, WC, wash hand basin, tile splash backs and double glazed window.

Bedroom 2

11'3" x 8'4" (3.43m x 2.54m)

Good size double bedroom that features fitted carpet, radiator, over stairs storage cupboard and double glazed window.

Bedroom 3

Well proportioned third bedroom that features fitted carpet, radiator and double glazed window.

Bathroom

Spacious modern suite comprising of bath with shower over, WC, wash hand basin, tile splash backs, cupboard housing the gas fired combination boiler and over head storage,, double glazed window to the side.

Garden

Designed with ease of maintenance in mind, the rear garden is predominantly flagstone paved, well screened by mature trees to the rear and enclosed by timber fencing with gated rear access. Outside tap and weather proof power point,

Parking

Gravelled parking area with space for 1 car.

Council Tax

North Northamptonshire Council. Band C rating.

Wanting to View?

To arrange a viewing of this property please call us on (01933) 278591 or email res@harwoodsproperty.co.uk.

Important Note

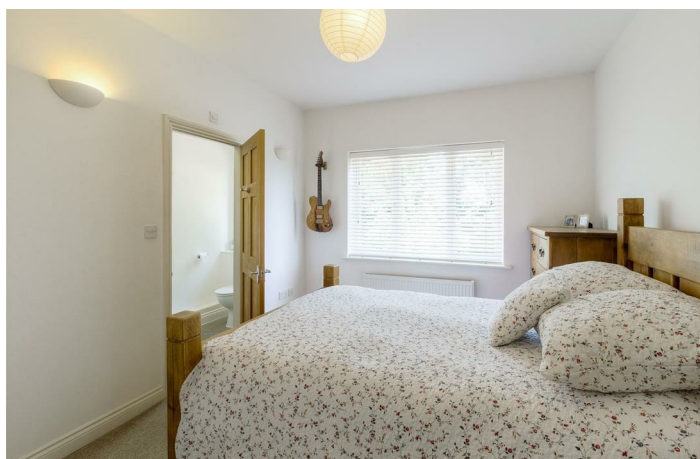
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Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

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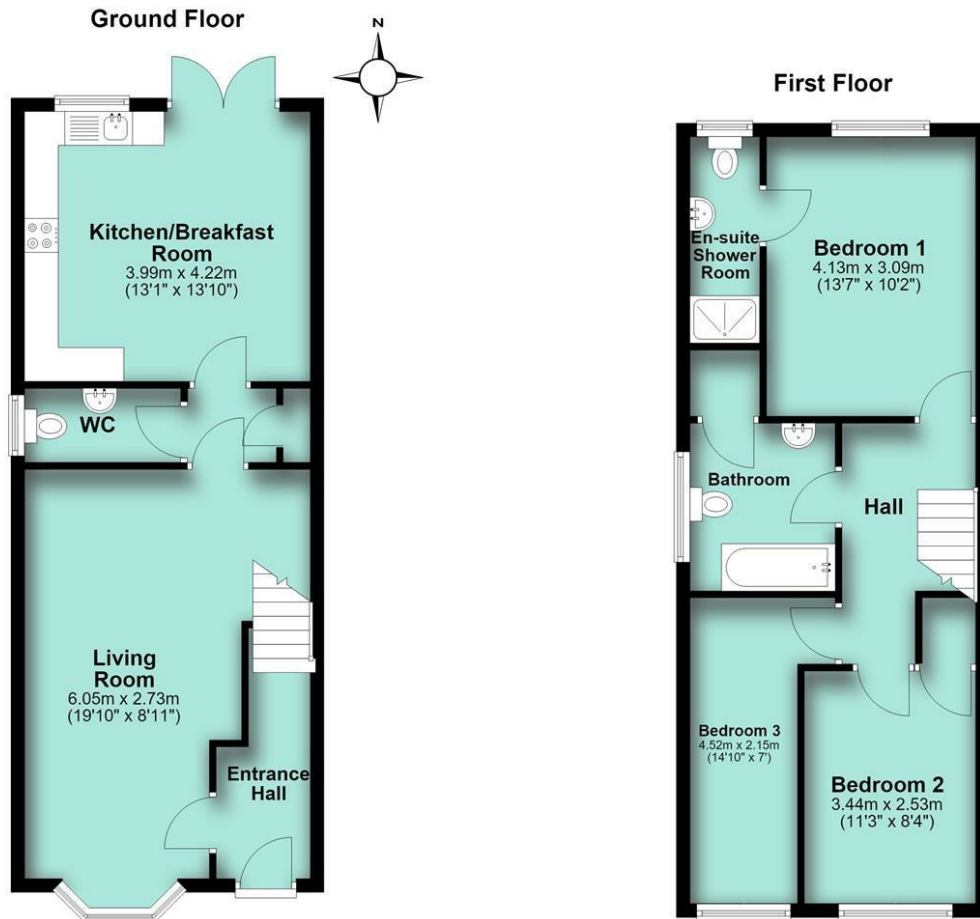
Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.





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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	