HARWOODS
Chartered Surveyors & Estate Agents







30b King Street, Earls Barton
Northants NN6 0LQ

£285,000 Freehold

21 Silver St, Wellingborough
Northamptonshire NN8 1AY
www.harwoodsproperty.co.uk

Residential Sales
T : 01933 278591
E : res@harwoodsproperty.co.uk

Residential Lettings
T : 01933 221616
E : lettings@harwoodsproperty.co.uk

The Property Ombudsman
RICS

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
Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.

Referral Fees
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.

IMPORTANT WARNING: Harwoods for themselves and for the sellers of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute, nor constitute part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended buyers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

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.

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



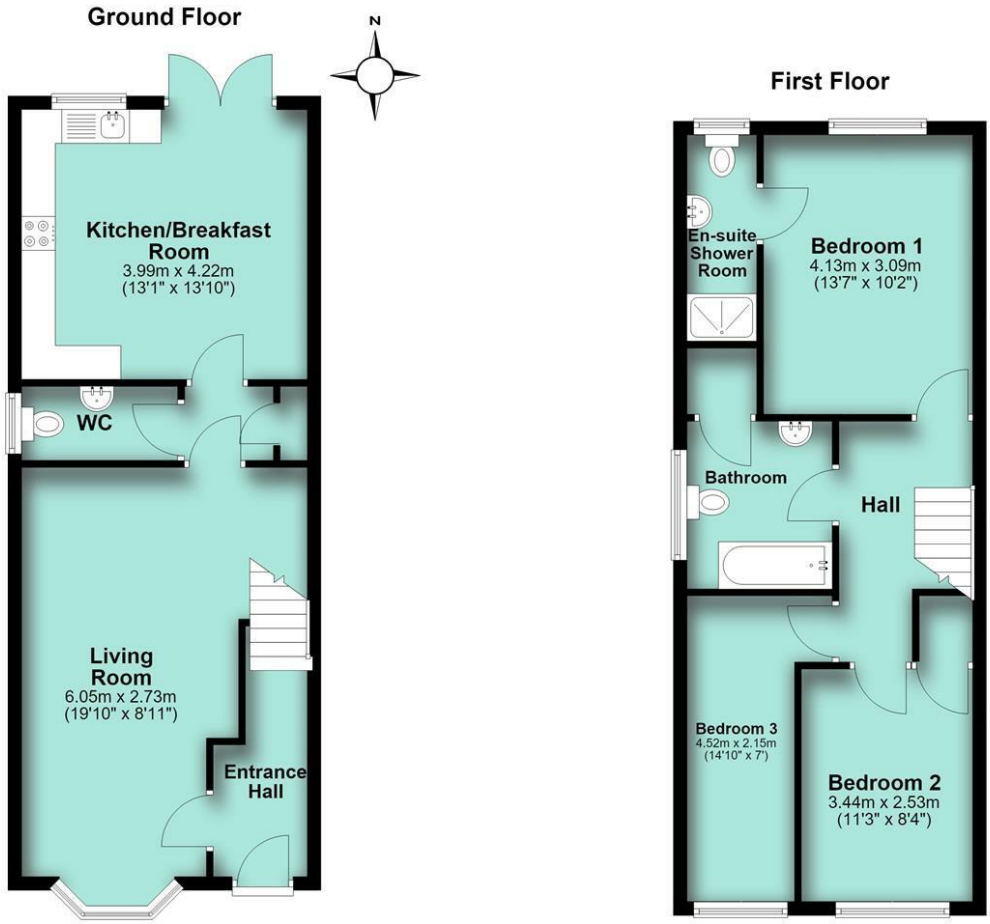




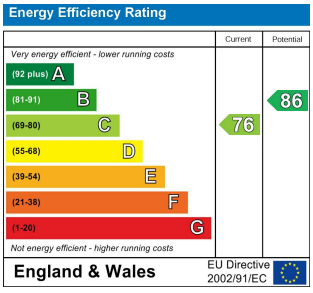


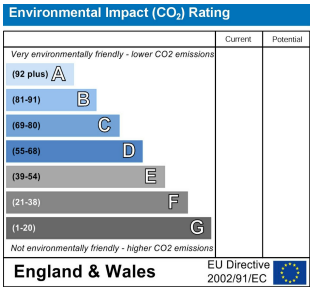


HARWOODS
Chartered Surveyors & Estate Agents



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





21 Silver St, Wellingborough
Northamptonshire NN8 1AY
www.harwoodsproperty.co.uk

Residential Sales
T : 01933 278591
E : res@harwoodsproperty.co.uk

Residential Lettings
T : 01933 221616
E : lettings@harwoodsproperty.co.uk

The Property Ombudsman
RICS