

**31 The Square  
Earls Barton  
NORTHAMPTON  
NN6 0NA**

**£995 Per Month**



- **\*\* AVAILABLE MID NOVEMBER \*\***
- **CENTRAL VILLAGE LOCATION**
- **FITTED KITCHEN**

- **TWO BEDROOMS**
- **BRAND NEW**
- **SPACIOUS OPEN PLAN LIVING**

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

**\*\* Available Mid November\*\*** This modern two bedroom cottage is located in the heart of the popular village of Earls Barton. Accommodation consists of a large living space and kitchen, two bedrooms and a shower room. There is also rear garden space and is available for immediate accommodation.

## **Ground Floor**

### **Living Room**

19'8" x 10'7" (6 x 3.25)

Enter via a composite front door into the living room with a double glazed window to front aspect and a feature brick built fireplace. Underfloor heating and stairs rising to first floor. Opening to;

### **Kitchen/Breakfast Room**

16'4" x 9'2" (4.98 x 2.8)

A range of floor and eyelevel Shaker style kitchen units with a built-in electric oven and hob, fridge freezer and washing machine. Inset single bowl sink with drainer and swan neck mixer taps. Kitchen area has matching worktops and complementary brick effect tiling and open plan breakfast room. Laminate flooring and double glazed patio doors leading to the rear garden with a Velux roof light.

## **First Floor**

### **First Floor Landing**

Built-in storage cupboard and loft access.

### **Bedroom One**

10'7" x 9'10" (3.25 x 3)

A double glazed window to the front aspect, double radiator and laminate flooring.

### **Bedroom Two**

9'7" x 8'9" (2.93 x 2.68)

A double glazed window to rear aspect with a double radiator, laminate flooring and a storage cupboard housing the central heating boiler.

### **Shower Room**

A modern three-piece suite comprising WC, wash basin housed in a storage cabinet and a walk-in shower cubicle with tiling to water sensitive areas. Laminate flooring and a chrome ladder style radiator.

## **Externally**

### **Front Garden**

Walled front garden and stocked with mature shrubs and plants.

### **Rear Garden**

Raised patio and seating area with gated rear access.

## **Agent's Notes**

Local Authority: Wellingborough Council  
Council Tax Band - B

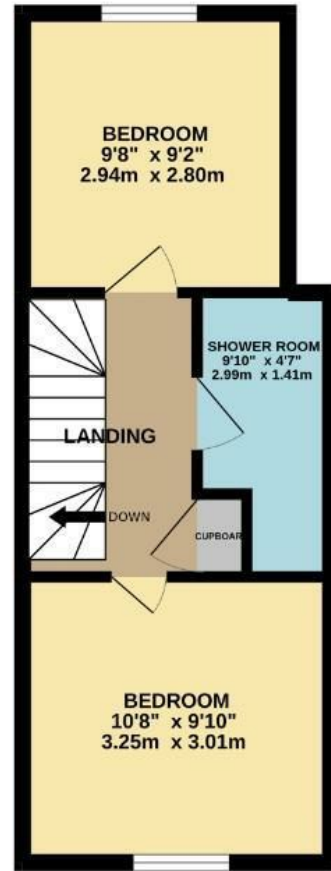
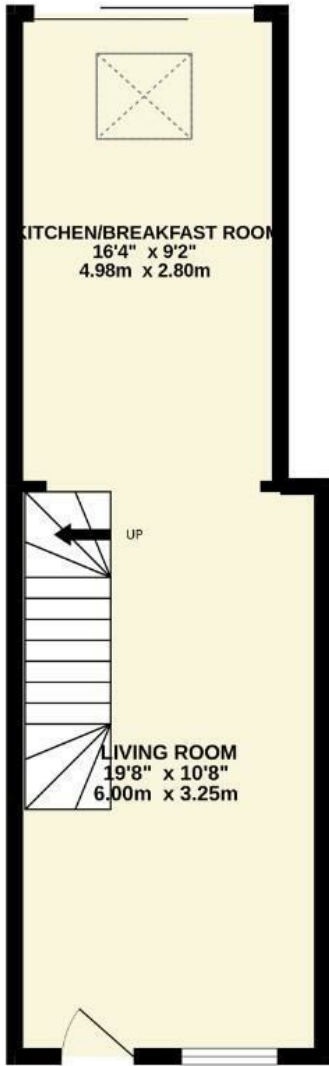
**\*\*AGENTS NOTE - HOLDING DEPOSIT\*\***

The equivalent of 1 weeks' rent as holding deposit will be taken to secure the property. This payment will be taken upon the offer being accepted. Should the offer be declined, no payment will be taken. If the references return as acceptable, this will be deducted from the deposit upon move in. Should the references fail, this amount is non-refundable.



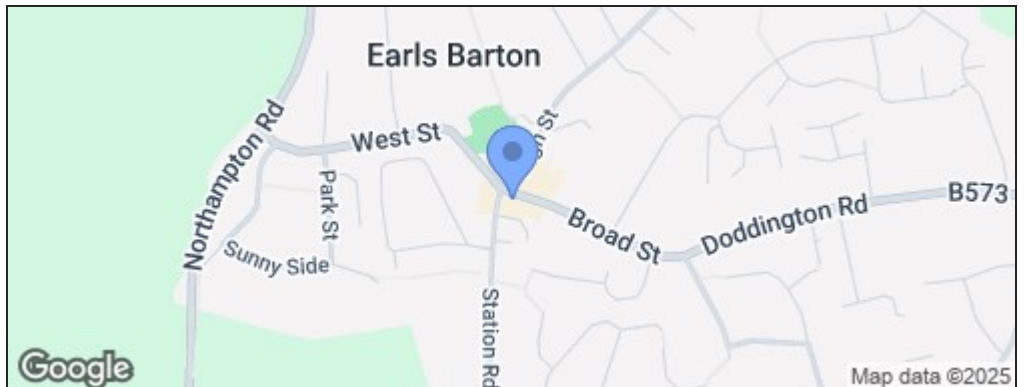
GROUND FLOOR

1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.