7 Cordon Crescent
Earls Barton
NORTHAMPTON
NN6 0PW

£365,000

HORTS

- EXTENDED
- REFITTED KITCHEN/DINER
- STUDY/HOME OFFICE
- SPACIOUS LANDSCAPED REAR GARDEN
- QUIET VILLAGE LOCATION
- THREE BEDROOM DETACHED
- REFITTED SHOWER ROOM
- SNUG
- WESTERLY ASPECT TO REAR GARDEN
- ENERGY EFFICIENCY RATING D

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Situated in the charming village of Earls Barton, Northampton, this modern detached house on Cordon Crescent offers a delightful blend of comfort and convenience. With three spacious reception rooms, this property is perfect for both entertaining guests and enjoying quiet family time. The heart of the home is the beautifully refitted open plan kitchen/diner, which provides an inviting space for culinary creations and family gatherings.

The house boasts three well-proportioned bedrooms, ensuring ample space for relaxation and rest. The two bathrooms, including a stylishly refitted shower room, cater to the needs of a busy household, providing both functionality and modern aesthetics.

For those who work from home or require a quiet space for themselves, the study/home office offers an ideal retreat, allowing for productivity in a peaceful environment. There is also a snug which could easily be used a a further office or playroom. The property is set in a tranquil village location, perfect for those seeking a serene lifestyle while still being within easy reach of local amenities.

Parking is a significant advantage of this home, with space for up to five vehicles with extended off-road parking. This feature is particularly beneficial for families or those who enjoy hosting visitors or older children just learning to drive. Externally this property benefits from a spacious westerly facing rear garden with landscaped decking and patio areas.

In summary, this modern detached house in Earls Barton presents an excellent opportunity for anyone looking for a spacious and versatile family home in a quiet village setting. With its thoughtful design and ample parking, it is sure to appeal to a wide range of buyers.

Ground Floor

Entrance Hall
UPVC composite door with obscure inset window, stairs to first floor landing, LVT herringbone flooring, storage cupboard, ceiling spot lights, doors to;

Lounge
13'7" x 13'5" (4.16 x 4.11)
UPVC double glazed window to front aspect, LVT herringbone flooring, open plan through to kitchen/diner.

Kichen/Diner
16'6" x 10'9" (5.04 x 3.28)
Refitted. UPVC double glazed window to rear aspect, UPVC double glazed French doors into rear garden, 'shaker style' soft touch wall and base mounted units with drawers and clever storage features, roll-top work surfaces and splash backs, integrated electric oven, induction hob with extractor hood over, integrated micro-wave oven, integrated washing machine, integrated tumble dryer, integrated dish-washer, space for American fridge freezer, ceramic sink with drainer and mixer tap over, LVT herringbone flooring, ceiling spot lights, under stairs storage cupboard open plan to snug.

Snug
12'1" x 7'0" (3.69 x 2.14)
UPVC French doors to rear garden, LVT herringbone flooring, ceiling spot lights, graphite long bar radiator.

Shower Room
7'5" x 6'4" (2.28 x 1.95)
Refitted. Walk in double shower with Amazon rainfall shower head tiled floor to ceiling, floating sink with close coupled low level W/C, tiled flooring, vanity storage cupboards, wall mounted heated towel rail, extractor fan, door to study/home office, door to snug.

Study/Home Office
9'10" x 7'4" (3.01 x 2.25)
UPVC window to front aspect, LVT herringbone flooring, ceiling spot lights, door to entrance hall, door to shower room.

First Floor

First Floor Landing

Bedroom One
12'9" x 8'9" (3.89 x 2.68)
UPVC double glazed window to front aspect, alcove for wardrobe.

Bedroom Two
9'11" x9'3" (3.03 x2.83)
UPVC double glazed window to rear aspect, built in wooden wardrobe.

Bedroom Three
9'9" x 7'4" (2.99 x 2.26)
UPVC double glazed window to front aspect.

Family Bathroom
6'3" x 5'6" (1.92 x 1.68)
Obscure double glazed window to rear aspect, white suite comprising of panel bath with shower over, fully tiled splash backs, pedestal wash hand basin, low level W/C, tiled flooring, extractor fan.

Externally

Front Garden
Blocked paved drive way and decorative stone gravel area, multiple off road parking spaces.

Rear Garden
Landscaped with a Westerly aspect. Laid to lawn, spacious raised decked area with retractable electric awning over, further raised decked area with incline slope ramp, spacious patio area, wooden railway sleepers with raised boarders, established trees and plants, large wooden storage shed, outside tap external power sockets, path to side gate leading to front aspect, fully surrounded by wooden panel fencing.

Agents Notes
Local Authority: North Northamptonshire
Council Tax Band: C

Earls Barton Area Notes
Located in Northamptonshire off the A45, 9 miles from the centre of Northampton and four miles from Wellingborough, Earls Barton has a population of 5,387 (as of 2021). This is a tranquil, friendly village with lovely views and plenty of open space for walking in the rec or surrounding areas. Like any good village essential requirements are all within walking distance or

a short drive away.
The village is proud of its historic roots, All Saints Parish Church was built by the Saxons in 970 AD and is still in use today. More recently Earls Barton's claim to fame comes from making 'Kinky Boots' – the inspiration for the film bearing the same name.
The Soapbox Derby has been in the social calendar since 2018, an idea proposed to the Parish Council by a passionate 10-year-old resident. Roads are closed off for the race and this is now a much-anticipated village event for the fun, generosity and community spirit it brings.
The Annual Festival and Carnival in June is another popular event which includes – Literature, Comedy, a dog show and an Arts Exhibition. The Festival Fortnight is rounded off with a Carnival, stalls, beer tent and live music.
At the end of the year, you can enjoy Carols on the Square. A stage is set up for readings and a band. There are also song sheets for everyone to join in with the festive spirit.
Earls Barton is proud of its local independent enterprise led by Northamptonshire's long association with boots and shoemaking. There is also the renowned Apotho Coffee Shop on the Square – a family business since 1870.
If you want to enjoy a great sense of community where the Parish Council is an active body of residents, representing local needs, look no further.
A move to Earls Barton will give you back your time and your peace of mind. There is an effortless blend between old English charm and modern amenities which makes living here a real joy.

Rebecca Kate
NAIL TECHNICIAN

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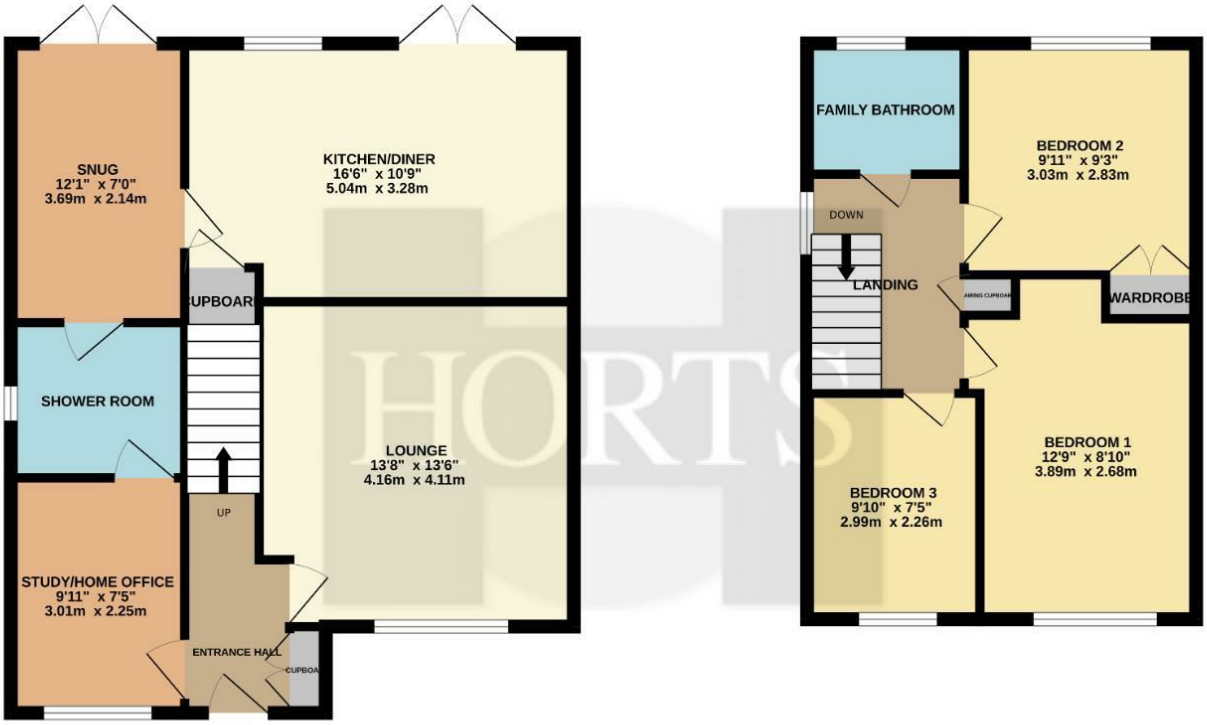
GROUND FLOOR

1ST FLOOR



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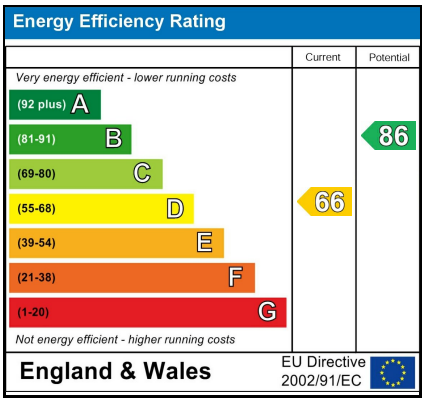

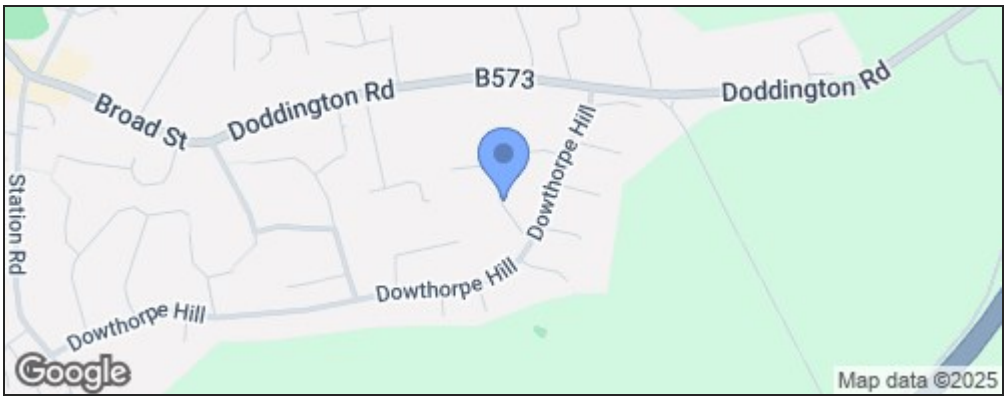

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