45 Cordon Crescent
Earls Barton
NORTHAMPTON
NN6 0PW

£325,000









- NO UPPER CHAIN
- KITCHEN/DINER
- SEPARATE RECEPTIONS
- VILLAGE LOCATION
- CLOSE TO VILLAGE AMENITIES
- DETACHED HOUSE
- LOUNGE
- THREE BEDROOMS
- GARAGE AND OFF ROAD PARKING
- ENERGY EFFICIENCY RATING: C

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk

naea | propertymark PROTECTED

The Property Ombudsman

PERSONAL • PROFESSIONAL • PROACTIVE

Situated on Cordon Crescent in Earls Barton, this modern three-bedroom detached home offers a practical layout, a garage and off-road parking for up to three vehicles.

Built in 1997, the property provides two reception rooms, offering separate spaces for relaxing, dining and entertaining. Three well-proportioned bedrooms and a bathroom complete the accommodation, while the garage provides useful additional storage or extra parking.

Village shops, schools and recreational facilities are within easy reach, making this a convenient location for everyday life.

With no onward chain, this property is ready for you to move in and make it your own. Whether you are a first-time buyer, a growing family, or looking to downsize, this three-bedroom detached house presents an excellent opportunity to enjoy the village lifestyle in Earls Barton. Don’t miss the chance to view this well proportioned family home.

Ground Floor

Entrance Porch
Enter via UPVC double glazed door, UPVC double glazed windows to front and side, glazed wooden door to;

Entrance Hall
Stairs leading to first floor landing, ceiling coving, door to;

Lounge
13'0" x 12'2" (3.98 x 3.72)
UPVC double glazed window to front aspect, ceiling coving, laminate flooring, archway giving open plan feel leading to dining room.

Dining Room
12'5" x 7'9" (3.81 x 2.37)
UPVC double glazed French doors into rear garden, ceiling coving, laminate flooring, door to kitchen/breakfast room.

Kitchen/Breakfast Room
15'3" x 13'1" (4.65 x 4.0)
Two UPVC double glazed windows to rear aspect, UPVC double glazed door to rear garden, Velux sky light, modern shaker style wall and base mounted units with drawers, roll top work surfaces, tiled splash backs, integrated double oven, gas hob with extractor hood over, space/plumbing for washing machine, space/plumbing for dish-washer, space for tall fridge, space for tall freezer, stainless steel sink with drainer and mixer tap over, breakfast bar with three stools under, ceiling spots lights, tiled flooring, door to garage.

First Floor

First Floor Landing
Obscure UPVC double glazed window to side aspect, doors to;

Bedroom One
13'6" x 8'7" (4.13 x 2.62)
UPVC double glazed window to front aspect, two double and one single built-in wooden wardrobes.

Bedroom Two
9'8" x 8'8" (2.95 x 2.66)
UPVC double glazed window to rear aspect.

Bedroom Three
10'9" x 6'2" (3.30 x 1.89)
UPVC double glazed window to front aspect.

Shower Room
7'1" x 6'1" (2.18 x 1.87)
UPVC obscure double glazed window to rear aspect, quadrant double shower tiled floor to ceiling, pedestal wash hand basin, low level W/C, fully tiled splash backs, chrome wall mounted heated towel rail.

Externally

Front Garden
Decorative stones and plants, off road parking.

Rear Garden
Laid to lawn, patio area, decking area, outside light, outside tap, established shrubs, plants and bushes, access to driveway, fully surrounded by wooden panel fencing, wooden storage shed.

Single Garage
18'6" x 7'9" (5.64 x 2.38)
Up and over door, power and light connected.

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

Anti-Money Laundering Checks: In accordance with current Anti-Money Laundering Regulations, we are required to carry out identity and verification checks on all purchasers.
A charge of £15.00 including VAT per purchaser is payable to cover the cost of these checks.

Earls Barton Local Area Information
Earls Barton is a well-established Northamptonshire village with a strong community feel and a historic centre, home to All Saints' Church and its distinctive Saxon tower. The village offers a range of everyday facilities, including local shops, cafés, pubs, a library and primary schooling, making it a popular choice for families and those seeking village life.

With a proud shoemaking heritage reflected in its historic buildings, Earls Barton combines village character with an active community, supported by local groups, events and sports clubs. Recreation grounds and walks through the surrounding Nene Valley provide opportunities to enjoy the outdoors, while nearby Northampton and Wellingborough offer wider amenities. The A45 provides access to the M1 and surrounding towns, with mainline rail services from Wellingborough connecting to London St Pancras.





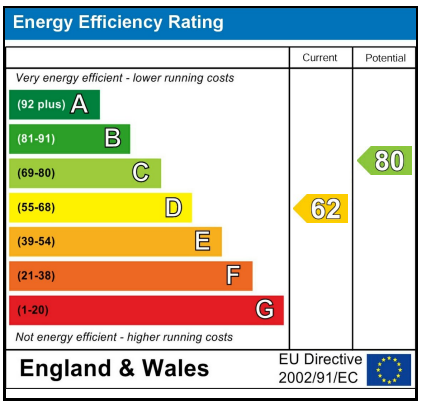


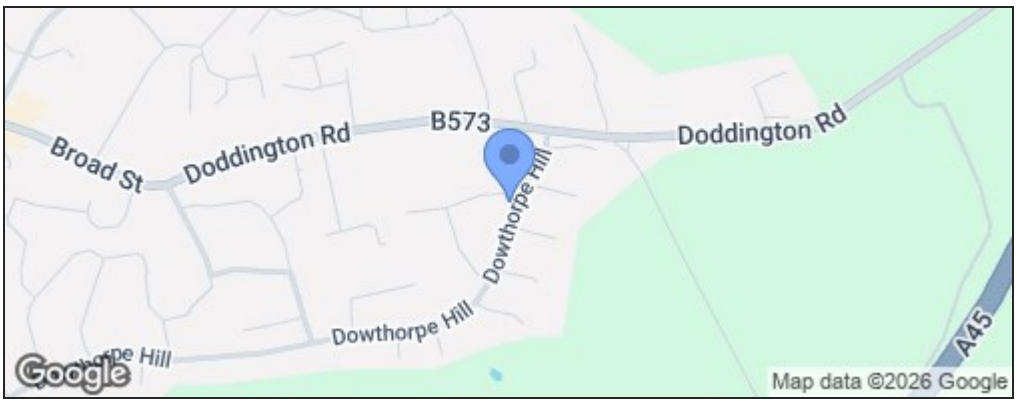












Disclaimer

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.