

13 High Street, Earls Barton, Northampton, NN6 0JG
£299,999 Freehold

Jackson Grundy are delighted to be the chosen agent to bring to the market this excellently presented and extended three bedroom mid-terrace property situated in the desirable village of Earls Barton, being sold with no onward chain. In brief the accommodation comprises dining room, lounge and kitchen, To the first floor is bedroom one and a four piece bathroom. The second floor has bedrooms two and three. To the rear is an enclosed garden leading to parking. The property is in excellent condition and is a short walk from all the local amenities in the centre of the village. EPC: D. Council Tax Band: A. Call to arrange a viewing.

Extended By Current Owners | Off Road Parking For One Vehicle | Four Piece Bathroom Suite | Full Of Character | Three Double Bedrooms | No Onward Chain

modern marketing · traditional values

ENTRANCE

Enter via a solid wooden door with metal furnishings.

DINING ROOM 3.43m x 3.94m (11'3 x 12'11 max)

Double glazed timber framed window to front elevation. Timber door to front. Fitted back shelf. Radiator. Dado rail. Coving.

LOUNGE 3.12m x 5.21m (10'3 x 17'1)

Double glazed frosted timber framed window to side elevation. Radiator. Space for wood burner. Stone floor. Brick surround. Coving. Spot lights. Half wood panelled wall. Storage cupboard.

KITCHEN 2.51m x 3.53m (8'3 x 11'7)

Two double glazed glass windows to ceiling. French doors to rear. A range of wall and base level kitchen units with square top work surfaces over. Butler sink. Range style cooker. Built in dishwasher and fridge freezer. Spot lights.

FIRST FLOOR LANDING

Doors to rooms. Stairs rising to second floor. Radiator. Dado rail. Coving.

BEDROOM ONE 3.18m x 3.48m (10'5 x 11'5 max)

Box with seating area. Timber framed double glazed window. Radiator. Coving. Dado rail. Wood burning stove in brick recess. Open floor boards. Wall held lights.

BATHROOM 2.57m x 2.59m (8'5 x 8'6)

Double glazed timber framed window to rear elevation. Pedestal wash hand basin. High level flush WC. Claw foot bath with mixer tap shower off tap. Shower cubicle. Centrally heated towel rail. Cast iron radiator. Airing cupboard with combination boiler. Extractor fan. Wood panelling.

SECOND FLOOR LANDING

Doors to adjacent rooms. Wall held lights.

BEDROOM TWO 3.18m x 3.00m (10'5 x 9'10)

Timber framed double glazed window to front elevation. Radiator. Full length fitted wardrobe. Open floor boards. Spot lights.

BEDROOM THREE 3.20m x 3.96m (10'6 x 13)

Timber framed double glazed window to rear elevation. Cast iron fireplace. Dado rail. Loft hatch. Wall held lights.

OUTSIDE

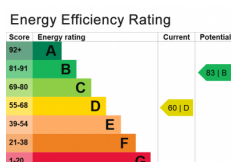
Step down to street. Allocated parking for one vehicle to side.

REAR GARDEN

Patio area. Steps leading to artificial lawn/rear patio. Panelled fence and shrub borders. Gated rear access.

DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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LOCAL AREA INFORMATION

Famous most recently for inspiring the 2005 film 'Kinky Boots', Earls Barton also has one of the most famous remaining examples of a Saxon tower adjoining the village's All Saints church. Located in Eastern Northamptonshire, this village is situated between Northampton and Wellingborough, 8 miles and 5 miles away respectively. The main access roads into the village are the A45 ring road and A4500 Wellingborough Road, the former of which also provides nearby access to the A14 and M1 motorways. Services in the village are plentiful to include grocery shops, GP surgeries, chemist, butcher, take away foods, car repairers, library and public houses. The village also boasts its own primary schooling feeding nearby Wollaston school, and offers an active social life with several societies, a community magazine and annual Carnival, Steam and Country Rally and Firework events.

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