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# Mackintosh Drive, Earls Barton, NN6 0FS

£325,000 Detached

3 2 1



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Department: Sales

Tenure: Freehold



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## Property Summary

A David Wilson built detached property situated within the sought after village location of Earls Barton.

## Features & Utilities

- ✓ David Wilson Built Detached Property
- ✓ Kitchen/Dining Room
- ✓ Three Double Bedrooms
- ✓ En-Suite & Bathroom
- ✓ Sought After Village Location
- ✓ Viewing is Recommended



# Property Overview

A David Wilson built detached property situated within the sought after village location of Earls Barton. Accommodation comprises entrance hall, cloakroom, lounge, kitchen/dining room, three bedrooms, en-suite and family bathroom. Outside there are gardens to front and rear driveway providing off road parking. EPC Rating: B Council Tax Band: D

## ENTRANCE HALL

Radiator. Stairs to first floor landing. Understairs storage cupboard.

## WC

Wash hand basin. Extractor. Half height tiled walls.

## LOUNGE 5.59m x 3.05m (18'4" x 10')

Double glazed window to front elevation. Double glazed door to rear elevation. Two radiators.

## KITCHEN/DINING ROOM 5.34m x 4.27m (17'6" x 14')

Double glazed window to front and double glazed door to rear elevations. Radiator. Fitted range of high gloss base and wall mounted units with work surface over. Stainless steel sink and drainer. Fitted electric oven, gas hob and extractor. Built in washing machine, dishwasher and fridge freezer. Wall mounted central heating boiler.

## FIRST FLOOR LANDING

Double glazed window to front on half landing and double glazed window to front landing. Radiator. Built in shelved cupboards.

## BEDROOM ONE 3.51m x 3.10m (11'6" x 10'2")

Double glazed window to front elevation. Radiator.

## EN-SUITE

Double glazed window to side elevation. WC. Wash hand basin. Shower cubicle. Fully tiled. Towel rail. Extractor fan.

### **BEDROOM TWO 3.15m x 2.85m (10'4" x 9'4")**

Double glazed window to rear elevation. Radiator. Loft access.

### **BEDROOM THREE 2.21m x 3.51m (7'3" x 11'6")**

Double glazed window to front elevation. Radiator.

### **BATHROOM**

Double glazed window to side elevation. Fitted with white three piece suite with shower over the bath and shower screen. Half height tiled walls. Towel rail. Extractor.

### **OUTSIDE**

#### **FRONT GARDEN**

Open plan with a small frontage. Driveway at the side for two vehicles.

#### **REAR GARDEN**

Enclosed by a fence with patio and laid to lawn.

### **DRAFT DETAILS**

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

### **MATERIAL INFORMATION**

Type – Detached

Age/Era – Ask Agent

Tenure – Freehold

Ground Rent – Ask Agent

Service Charge – Ask Agent

Council Tax – Band D

EPC Rating – B



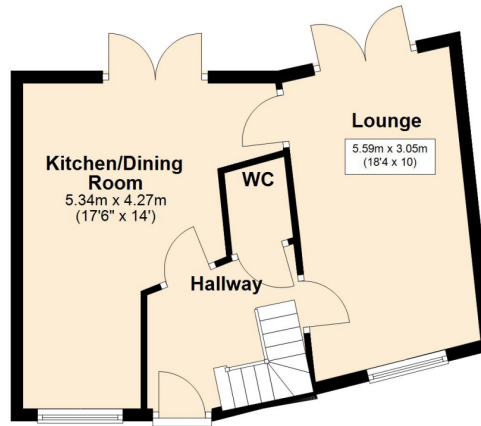
Electricity Supply – Mains  
Gas Supply – Mains  
Water Supply – Mains  
Sewerage Supply – Mains  
Broadband Supply – Ask Agent  
Mobile Coverage – Depends on provider  
Heating – Gas Central Heating  
Parking – Parking, Driveway  
EV Charging – Ask Agent  
Accessibility – Ask Agent  
Coastal Erosion Risk – Ask Agent  
Flood Risks – Has not flooded in the last 5 years, No flood defences  
Mining Risks – Ask Agent  
Restrictions – Ask Agent  
Obligations – No restrictions, No private right of way, No Public right of way, No easements/servitudes/wayleaves  
Rights and Easements – Ask Agent

### AGENTS NOTES

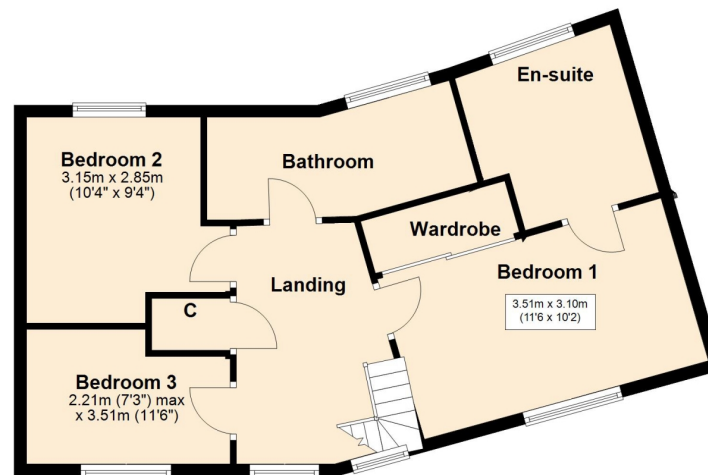
i Viewings by appointment only through us ii These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser 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.

# Floorplan

Ground Floor



First Floor





# Thank you for your interest

Feel free to contact us or submit a viewing request. Our dedicated property experts are available and ready to assist you.

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