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# Park Close, Earls Barton, Northampton, NN6 0EJ

£260,000 Semi-Detached

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**Platinum Trusted  
Service Award**

Based on service ratings  
over the past year

feefo

Department: Sales

Tenure: Freehold



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## Property Summary

A well presented semi detached property situated within a cul-de-sac in the popular village location of Earls Barton.

## Features & Utilities

- ✓ Well Presented Semi Detached Property
- ✓ Popular Village Location Of Earls Barton
- ✓ Kitchen/Dining Room With Built in Appliances
- ✓ Two Double Bedrooms
- ✓ Driveway & Garage
- ✓ Viewing Is Recommended

# Property Overview

A well presented semi detached property situated within a cul-de-sac in the popular village location of Earls Barton. The accommodation comprises entrance hall, lounge, kitchen/dining room, two bedrooms and a bathroom. Outside there are gardens to the front and rear, driveway providing off road parking leading to a single garage. EPC Rating: TBC. Council Tax Band: B

## HALL

Double glazed obscure glazed entrance door. Door to:

## LOUNGE 4.40m x 3.23m (14'5 x 10'7)

Double glazed window to front elevation. Radiator. Dog-leg staircase to first floor landing. Door to:

## KITCHEN 4.08m x 3.23m (13'4 x 10'7)

Double glazed window to rear elevation. Double glazed part glazed door to garden. Wall and base units with work surfaces over. Sink and drainer with mixer tap. Built in gas hob with extractor over, high level oven and microwave, fridge and washing machine. Wall mounted hot water and central heating boiler.

## FIRST FLOOR LANDING

Access to loft space. Storage cupboard. Doors to:

## BEDROOM ONE 2.56m x 3.23m (8'5 x 10'7)

Double glazed window to front elevation. Built in wardrobe. Radiator.

## BEDROOM TWO 2.45m x 3.23m (8'0 x 10'7)

Double glazed window to rear elevation. Radiator.

## BATHROOM

Obscure double glazed window to side elevation. Radiator. Suite comprising bath with mixer tap and shower attachment, wash hand basin and WC. Part tiled walls. Extractor fan.

## **OUTSIDE**

### **FRONT GARDEN**

Arrangement of mature shrubs. Driveway providing off road parking leading to garage.

### **GARAGE**

Electric up and over door. Power and light. Eaves storage. Courtesy door to garden.

### **REAR GARDEN**

Fully enclosed with fencing and stone walkway. Paved patio areas. Well stocked borders with mature shrubs.

## **MATERIAL INFORMATION**

Electricity Supply – Mains Connected

Gas Supply – Mains Connected

Electricity/Gas Supplier – <https://www.ofgem.gov.uk/information-consumers/energy-advice-households/finding-your-energy-supplier-or-network-operator>

Water Supply – Mains Connected

Sewage Supply – Mains Connected

Broadband – <https://www.openreach.com/fibre-checker>

Mobile Coverage – <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Solar PV Panels – No

EV Car Charge Point – No

Primary Heating Type – Gas Radiators

Parking – Yes

Accessibility – N/a

Right of Way – No

Restrictions – N/a

Flood Risk – <https://flood-map-forplanning.service.gov.uk/>

Property Construction – Ask Agent

Outstanding Building Work/Approvals – Ask Agent

### DRAFT DETAILS

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

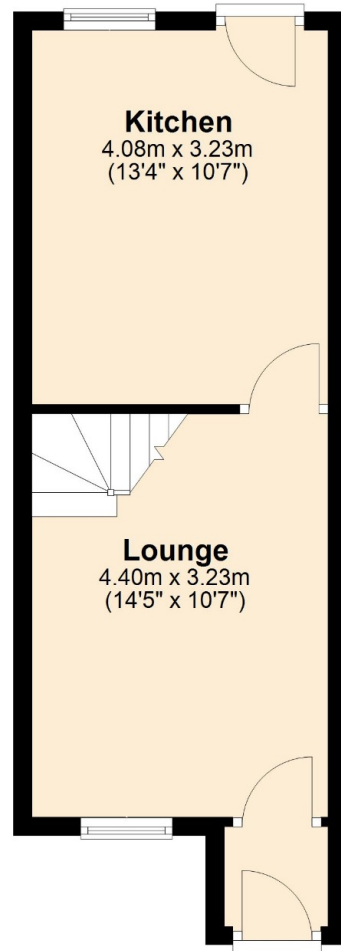
### AGENTS NOTES

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.

# Floorplan

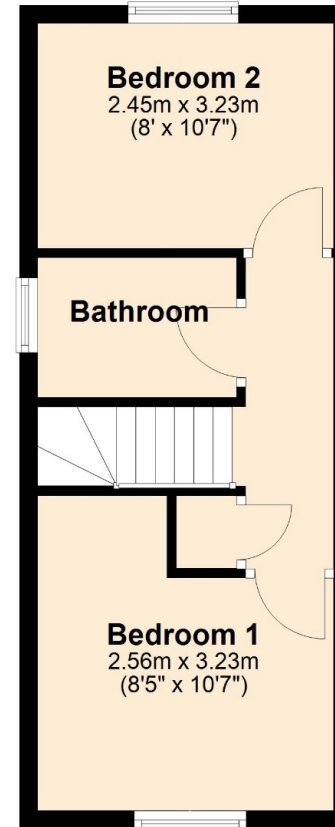
## Ground Floor

Approx. 29.0 sq. metres (312.3 sq. feet)



## First Floor

Approx. 27.7 sq. metres (297.9 sq. feet)



Total area: approx. 56.7 sq. metres (610.2 sq. feet)



# 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.

[www.jacksongrundy.com](http://www.jacksongrundy.com)

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