

**33 Mackintosh Drive
Earls Barton
NORTHAMPTON
NN6 0FS**

£375,000



- **DETACHED HOME**
- **IMMACULATE CONDITION**
- **BESPOKE FITTED BEDROOM FURNITURE**
- **POPULAR VILLAGE LOCATION**
- **OFF ROAD PARKING**

- **THREE BEDROOMS**
- **BEAUTIFULLY LANDSCAPED GARDENS**
- **EN SUITE**
- **GARAGE**
- **ENERGY EFFICIENCY RATING ; B**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Welcome to this stunning property located on Mackintosh Drive in the charming village of Earls Barton, Northampton. This modern detached home boasts two reception rooms, three bedrooms, and two bathrooms, providing ample space for comfortable living.

One of the standout features of this property is the tasteful improvements that have been made, adding a touch of elegance and style throughout. The property also offers parking for up to two vehicles, ensuring convenience for you and your guests.

Step outside to discover the beautifully landscaped garden, perfect for relaxing in the fresh air or entertaining friends and family. Situated in the popular Wickets development, this home offers a peaceful and welcoming neighbourhood for you to enjoy.

Don't miss the opportunity to make this house your home and experience the best of village living in Earls Barton. Contact us today to arrange a viewing and start envisioning your life in this wonderful property on Mackintosh Drive.

Ground Floor

Entrance Hallway

Enter via a composite double glazed front door into the entrance hallway with stairs rising to first floor, Amtico flooring and doors to;

Living Room

17'8" x 10'6" (5.41 x 3.22)

Dual aspect double glazed windows to the front and side and two radiators.

Kitchen/Diner

A range of floor and eyelevel high gloss kitchen units with matching worktops and splashbacks. Built-in appliances to include a double oven and gas hob, fridge freezer, wine cooler and dishwasher. Dual aspect double glazed windows to the front and side and double glazed French doors leading to the rear garden. A single bowl inset sink with drainer and mixer taps and Amtico flooring. Door to;

Utility Room

A range of floor and eyelevel high gloss cabinets with matching worktops and splashbacks. A radiator and tiled flooring with a double glazed door leading to the side aspect.

Downstairs Cloakroom

A modern two piece suite comprising a WC and wash basin with a radiator and Amtico flooring.

First Floor

First Floor Landing

First floor landing with double glazed window to the rear aspect, built in storage cupboard and loft access.

Master Bedroom

14'0" x 13'3" (4.29 x 4.04)

A range of bespoke built-in wardrobes and drawers with a double glazed window to the side aspect, double radiator and door to;

En Suite Shower Room

A modern recently refitted three piece comprising WC, wash basin housed in a vanity unit and a large walk in shower cubicle with Porcelanosa tiling. Double glazed obscure window to the side aspect and a radiator.

Bedroom Two

10'7" x 9'9" (3.25 x 2.98)

A range of built-in wardrobes, double glazed window to the side aspect, single radiator and a built-in storage cupboard.

Bedroom Three

8'10" x 7'4" (2.71 x 2.25)

Double glazed window to the side aspect and a single radiator.

Family Bathroom

Modern three piece suite comprising a WC, pedestal wash basin and bath with shower over and shower screen. Tiled walls and flooring and an upright ladder style radiator. Double glazed obscure window to the rear aspect.

Externally

Front Garden

Front garden well stocked with mature bushes, shrubs and plants with driveway leading to the garage with parking for at least two cars.

Rear Garden

Beautifully landscaped rear garden with a lawn bordered with porcelain tiles. The design of the garden has three separate seating areas to get the most of the sun at all times of the day. There is also a side gate giving easy access to the garage

Garage

A single garage with an up and over door and eaves storage. Fitted with power and light.

Local Information

Earls Barton

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 Apothocoffee 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.

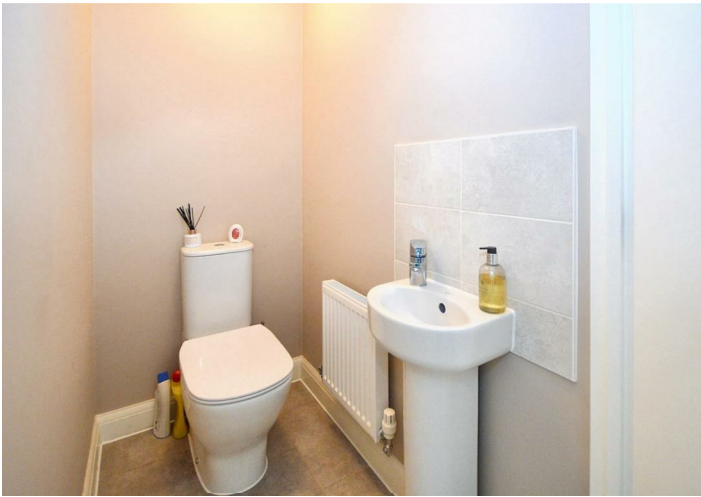
A move to Earls Barton will give you back your time and your peace of mind. There is an effortless blend between old English charm and modern amenities which makes living here a real joy.

Agents Notes

Council Tax Information

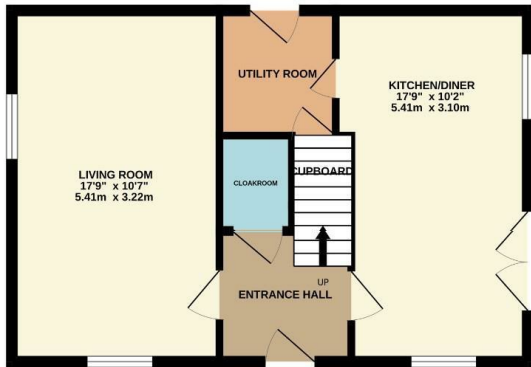
Local Authority: North Northamptonshire

Council Tax Band: D

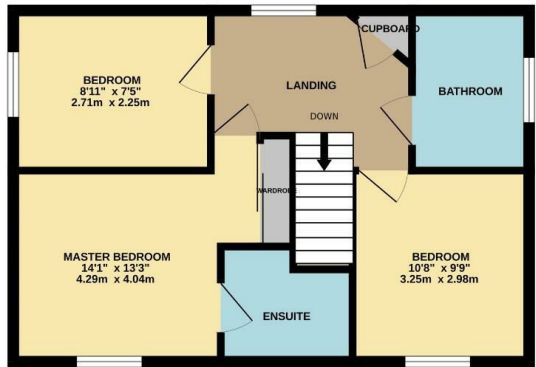




GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.

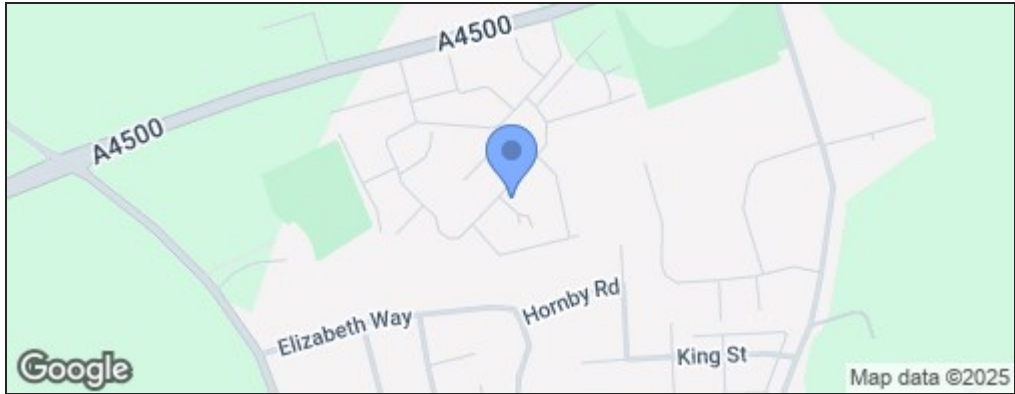


TOTAL FLOOR AREA : 932 sq.ft. (86.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.