



26 Golding Crescent, Earls Barton, Northampton, NN6 0FT
£320,000 Freehold

Jackson Grundy bring to the market an excellently presented three bedroom town house situated in the ever popular village of Earls Barton. In brief the accommodation comprises entrance hall, WC, kitchen with built in appliances and lounge/dining room. To the first floor are two double bedrooms, four piece family bathroom and an inner hall with staircase rising to the second floor. The second floor has a spacious bedroom with fitted bedroom furniture and an en-suite shower room. The rear has a patio area, leading to lawn and the front has off road parking for for at least two cars. This spacious and modern property would make an ideal family home. Please call to arrange an internal inspection. EPC Rating: TBC. Council Tax Band: B

Recently Built | Three Double Bedrooms | En-Suite To Bedroom One | Built in Kitchen Appliances | Parking For Two Cars | Village Location

modern marketing · traditional values

ENTRANCE HALL

Composite entrance door. Radiator. Staircase rising to first floor landing. Thermostat.

WC

Low level WC and pedestal wash hand basin. Radiator. Tiling to splash back areas. Extractor fan.

KITCHEN 2.57m x 3.35m max (8'5 x 11'0 max)

uPVC double glazed window to front elevation. Radiator. Base and wall units with square top work surfaces over. Sink and drainer with mixer tap. Four ring electric hob, extractor and oven. Built in dishwasher, fridge/freezer and washing machine.

LOUNGE/DINING ROOM 4.57m x 4.75m (15'0 x 15'7)

uPVC double glazed window to side elevation. uPVC double glazed French doors to rear elevation. Storage under stairs.

FIRST FLOOR LANDING

Two storage cupboards. Doors to:

BEDROOM TWO 3.76m x 2.67m (12'4 x 8'9)

uPVC double glazed window to rear elevation. Radiator.

BEDROOM THREE 4.09m x 2.79m (13'5 x 9'2)

uPVC double glazed window to front elevation. Radiator.

INNER HALL

uPVC double glazed window to rear elevation. Staircase rising to second floor landing with storage under.

BATHROOM

Frosted uPVC double glazed window to front elevation. Central heated towel rail. Suite comprising low level WC, wash hand basin, panelled bath and shower cubicle. Tiling to splash back areas. Extractor fan.

SECOND FLOOR

BEDROOM ONE 5.97m x 4.65m (19'7 x 15'3) Max

uPVC double glazed window to front elevation. Two double glazed Velux windows to rear elevation. Access to loft space. Fitted bedroom furniture.

EN-SUITE

Central heated towel rail. Double shower with glass sliding door and electric shower, wash hand basin and low level WC. Shaver point. Extractor fan. Tiling to splash back areas.

OUTSIDE

FRONT GARDEN

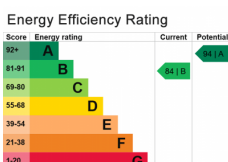
Off road parking for approximately two cars.

REAR GARDEN

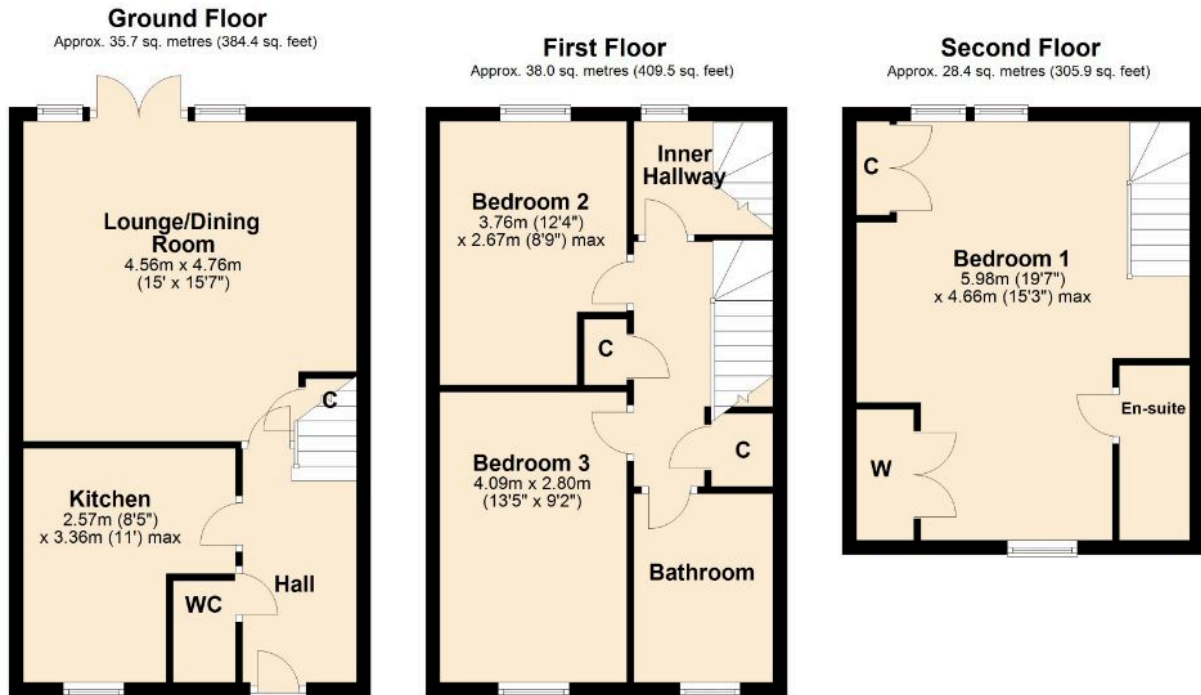
Patio and lawn area.

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.



Total area: approx. 102.2 sq. metres (1099.9 sq. feet)



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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