



119 Dowthorpe Hill | Earls Barton | NN6 0PX



Matthew  
Nicholas





## Offers In The Region Of £399,995

A modern yet established detached family home that has been subject to significant extensions by the current owners but still offers further opportunity for addition or cosmetic improvement. Boasting a gas fired radiator heating system, PVCu double glazing and a recently refitted kitchen/breakfast room. The property also benefits from planning permission (in perpetuity) for a single storey extension to the rear of the house. The accommodation comprises an entrance hall, sitting/dining room, kitchen/breakfast room, study and utility. The first floor offers four double bedrooms and a bathroom with separate WC. Driveway, front garden and west facing rear garden with timber outbuilding/studio space of just under 300sq'. No onward chain.

- Four double bedroom detached house
- PVCu double glazing
- Planning for further extension
- Gas fired radiator heating system
- Refitted kitchen
- No chain



Composite part glazed door leading from the front into the

**Entrance Hall**

Radiator, laminate flooring, staircase rising to the first floor, opening to the sitting room and doors to the kitchen/breakfast room and

**Study**

12'7" x 8'9" (3.84 x 2.69)

Window to front, radiator, downlights, coving, door to the utility room.

**Sitting/Dining Room**

11'3" x 23'1" (3.45 x 7.06)

Window to front, picture window including casement door to the rear, two radiators, laminate flooring, coving.

**Kitchen**

21'10" x 10'9" (6.66 x 3.30)

Refitted with a range of base and eye level units with worksurfaces above. Inset resin one and half bowl sink with mixer tap, stainless steel gas hob with single electric oven below, integrated dishwasher, space and plumbing for washing machine, tiled splash areas, space for table, radiator, store cupboard, concealed gas fired central heating boiler. Window and two part glazed doors to the garden, door to the utility.

**Utility Room**

12'5" x 7'8" (3.79 x 2.35)

Fitted with a range of base and eye level units with worksurfaces above, door to the study.

**First Floor Landing**

Access to part boarded roof space, doors to all first floor rooms.

**Bedroom One**

12'9" x 14'6" (3.89 x 4.44)

Window to rear, radiator, cork flooring. (The seller informed us that ensuite facilities could, subject to consents, be considered in this room as the drainage runs to the far left rear corner).

**Bedroom Two**

10'5" x 11'6" (3.18 x 3.53)

Window to front, radiator, laminate flooring.

**Bedroom Three**

20'3" x 7'10" (6.18 x 2.39)

Two windows to the front, radiator.

**Bedroom Four**

9'4" x 11'1" (2.86 x 3.39)

Window to rear, radiator.

**WC**

Fitted with a low level WC.

**Bathroom**

Fitted with a two piece suite comprising a bath and pedestal wash hand basin. Tiled splash areas, window to rear.

**Outside**

The front garden is laid to lawn with paved drive for one/two cars. Partially hedge enclosed with pedestrian gate to the side.

**Rear Garden**

Large patio area to the rear of the house. The remainder being laid to lawn, further shingled areas, paved pathway and planted areas. Enclosed be fencing and enjoying a westerly aspect.

**Studio/Workshop Building**

Of timber construction and located to the far end of the garden.

**Garden Room**

12'0" x 9'3" (3.68 x 2.82)

Power and light connected with glazed double doors and windows to the garden. Door to the

**Studio**

9'3" x 9'5" (2.82 x 2.89)

Power and light connected, window overlooking the garden.

**Shed One**

5'8" x 7'3" (1.75 x 2.23)

**Shed Two**

5'1" x 7'3" (1.55 x 2.21)

**Material Information**

Electricity Supply: Mains

Gas Supply: Mains

Water Supply: Mains (Metered or Rateable)

Sewerage: Mains

Heating: Gas radiators

Broadband: We would recommend that any potential buyers conduct their own investigations using Openreach and Ofcom checkers.

Mobile Signal/Coverage: We would recommend that any potential buyers conduct their own investigations using the Ofcom checker.











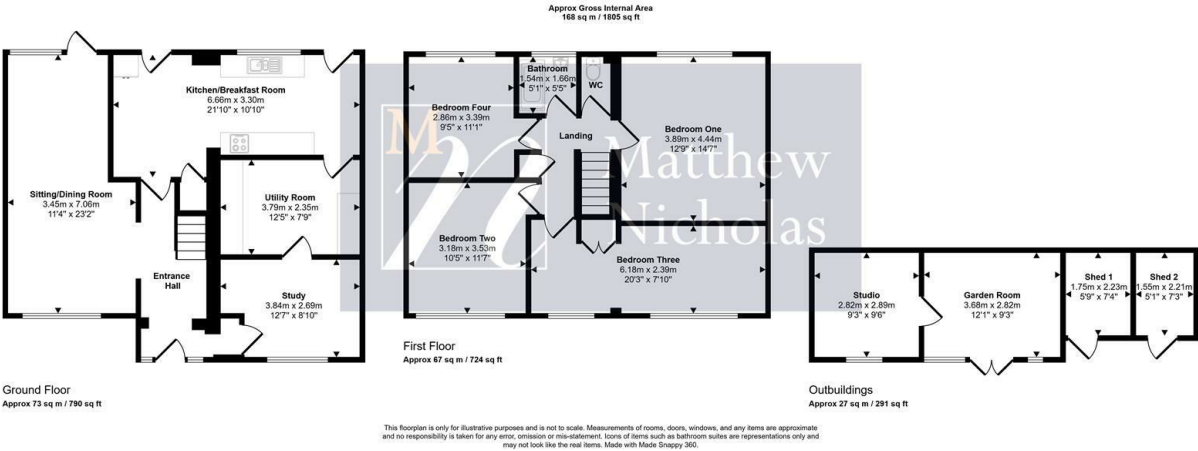
Further Information




Local Authority: North Northamptonshire council

Tax Band: D

Floor Area: 1291.68 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>66</b>	<b>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC 

Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.