



**MACKINTOSH DRIVE**

Earls Barton, Northampton, NN6 0FS



**DAVID COSBY**  
ESTATE AGENTS



# Mackintosh Drive

Earls Barton, Northampton, NN6 0FS

Total GIA Floor Area Exc. Garage | Approx. 103 sqm (1109 sqft)



3 Bedrooms



1 Receptions



2 Bathrooms

## Features

- Desirable village location
- No onward chain
- Three double bedrooms with en-suite to master
- Family bathroom
- Ground floor cloak room/WC
- Dual-aspect sitting/dining room
- Upper floor countryside views
- Off-road parking

## Description

A classically styled, three-storey semi-detached house with off-road parking and front and rear gardens. Built in 2022 by David Wilson and benefiting from a remaining portion of the new-build NHBC certificate, this family home occupies an elevated plot on the edge of the popular Earls Barton village development, The Wickets. The property features off-road parking, front and rear gardens, and upper-floor countryside views to the front aspect.

The ground floor accommodation includes an entrance hall, kitchen, cloakroom, and sitting/dining room. The first floor comprises two double bedrooms, a family bathroom, and a useful under-stairs study area. The second floor boasts a large dual-aspect master bedroom with part-vaulted ceilings and a three-piece en-suite.



Situated approximately 6 miles from Northampton town centre, Earls Barton stands out as one of the most vibrant villages in Northamptonshire. Offering a diverse range of local independent facilities, including hairdressers, butchers, cafes, convenience stores, newsagents, a chemist, a doctor's surgery, a library, and a variety of restaurants and public houses.

# The Property

## Entrance Hall

The entrance hall is accessed through a composite six-panel door with a glazed top light and a three-bar locking mechanism. The flooring is finished with oak-effect luxury vinyl tiles arranged in a herringbone pattern. A carpeted quarter winder staircase with painted balustrades and an oak handrail leads to the first-floor accommodation. Panelled doors open to the cloakroom, kitchen, and sitting/dining room.

## Kitchen

Continuing with the oak-effect herringbone flooring that flows from the entrance hall, the kitchen benefits from good natural lighting from the front casement window which provides partial countryside views. There is a range of modern, Shaker-style base and all units with marble effect work surfaces and a modern stainless-steel sink and drainer with mixer tap. Built in appliances include fridge/freezer, electric oven, washing machine/tumble dryer, and dishwasher. A four-burner gas hob with brushed chrome extract hood and light over completes this practical and modern kitchen.

## Sitting/Dining Room

Located at the rear of the property, the sitting room features delightful patio doors with matching side casement windows that open onto the rear garden. The oak-effect herringbone flooring flows seamlessly from the entrance hall, and additional natural light is provided by a side casement window next to the dining area. The room includes useful under-stairs storage space and is neutrally decorated.

## Cloakroom

Located to the front of the property and fitted with a close coupled WC and corner wash hand basin, the cloakroom has flooring which flows through from the entrance hall and mechanical extract ventilation.

## First Floor Landing

Fitted with cut-pile carpet, the landing features four-panel doors that open to bedrooms two and three. There is a useful laundry cupboard and an over-stairs cupboard providing ample storage space. A panelled door leads to the stairwell ascending to the second-floor accommodation, with space beneath for a study area. Natural light to this area is provided through a two-unit casement window overlooking the rear garden.



## The Property

### Bedroom Two

A good-sized double bedroom located at the front of the property, featuring a two-unit window that offers partial countryside views and natural light. The room includes space for storage and is finished with cut-pile carpet.

### Bedroom Three

A double bedroom situated at the rear of the property, with natural light provided by a rear casement window. The floors are finished with cut-pile carpet, and there is space for perimeter storage.

### Family Bathroom

A bright and attractive space fitted with a four-piece suite comprising a bath with a chrome mixer tap, a shower cubicle with a hinged glazed screen, a close-coupled WC, and a large ceramic wash hand basin with a pedestal and chrome mixer tap. Neutrally decorated, the bathroom features ceramic tiles above the wash basin and bath, and full-height ceramic tiles in the shower area. The floors are finished with geometric sheet vinyl. A frosted two-unit window at the front provides natural light and ventilation. Additionally, mechanical extract ventilation has been installed, and a wall-mounted ladder towel rail provides heating.

### Second Floor Master Bedroom

An impressive, part-vaulted, dual-aspect space featuring a dormer window to the front with pleasant countryside views and two Velux windows to the rear, providing abundant natural light. Three-door low-level eaves cupboards are located on the right-hand side of the room to the front and rear. The floors are finished with cut-pile carpet, and a four-panel door opens to the master bedroom en-suite. A hinged ceiling hatch provides access to the apex roof void.

### Master Bedroom En-Suite

Fitted with a three-piece suite comprising a double-width shower cubicle with a sliding glazed screen, a ceramic wash hand basin with pedestal and mixer tap, and a close-coupled WC. The floors are finished with marble-effect sheet vinyl. Heating is provided by a wall-mounted ladder towel rail, and mechanical extract ventilation has been installed.



## Grounds

### Front Aspect

The property is located on a private drive of five houses, set off from Mackintosh Drive, bordered by a hedge and grass verge. To the front elevation, there is a small, well-maintained garden with a lawn, established shrubs, and a pathway leading to the front entrance, which features a canopy over. To the right-hand side, there is off-road parking for several vehicles and gated access to the rear garden.

### Rear Garden

The split-level rear garden features a spacious patio area with ample seating space and a Keter storage shed. The patio is bordered by well-tended shrubs, with a step leading to the upper lawned area, which also has perimeter shrubs and plants. A small quadrant area with limestone shingles is perfect for barbecues. Patio doors with matching sidelights open from the sitting room onto the rear garden, creating an inviting space for summer evening entertainment and alfresco dining.

## Thinking of Selling?

Let our team of expert Chartered Surveyors and Estate Agents provide you with a no-obligation valuation. Leveraging our extensive experience and in-depth market insights, along with a blend of local and online marketing strategies, we ensure your property captures attention and stands apart in the marketplace. Contact us to schedule your free property valuation and take the first step towards a successful sale.



## Location

Earls Barton is a picturesque and historic village offering a unique blend of heritage, community spirit, and rural charm.

Situated approximately 6 miles from Northampton town centre, Earls Barton stands out as one of the most vibrant villages in Northamptonshire. Offering a diverse range of local independent facilities, including hairdressers, butchers, cafes, convenience stores, newsagents, a chemist, a doctor's surgery, a library, and a variety of restaurants and public houses. For broader shopping and leisure amenities, Milton Keynes, Northampton, and Wellingborough are easily accessible.

The village also provides excellent educational opportunities, featuring a nursery and a primary school with independent schooling options available in the surrounding areas of Wellingborough, Spratton, Oundle, Uppingham, and Oakham.

For commuters, Earls Barton offers easy access to the A45 and A14, with frequent train services from Wellingborough to London St. Pancras and from Northampton to Coventry, Birmingham, Milton Keynes, and London Euston.

Earls Barton offers a vibrant yet traditional village lifestyle, with convenient amenities, proximity to larger towns and cities, and beautiful surrounding countryside, making it an ideal place to settle.

## Property Information

**Local Authority:** West Northamptonshire Council (Northampton Area)

**Services:** Water, Drainage, Gas, & Electricity

**Council Tax:** Band C    **EPC:** Rating E

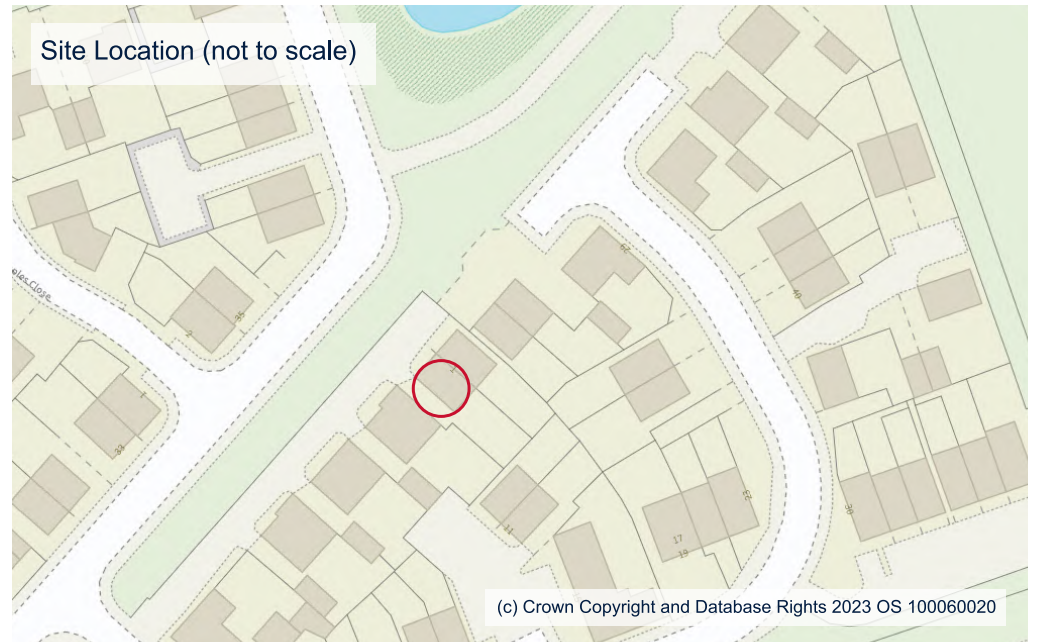
### Important Notice

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The Church of All Saints, Earls Barton



Site Location (not to scale)



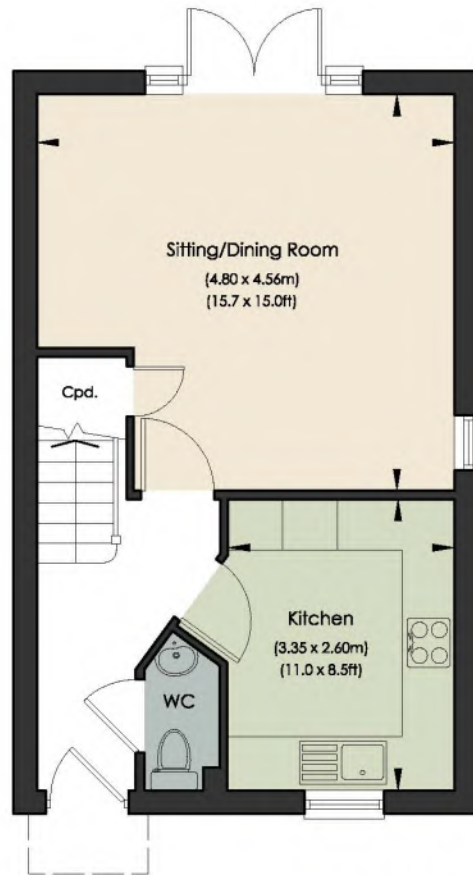
# Mackintosh Drive, Earls Barton, NN6 0FS

Approximate GIA (Gross Internal Floor Area) = 103 sqm (1109 sqft)

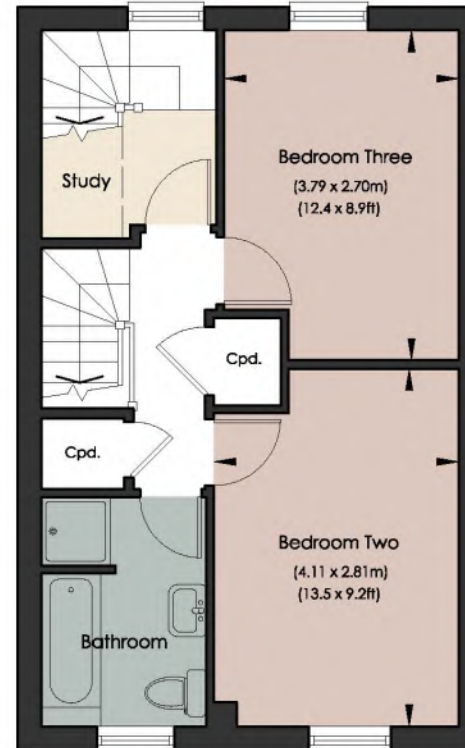


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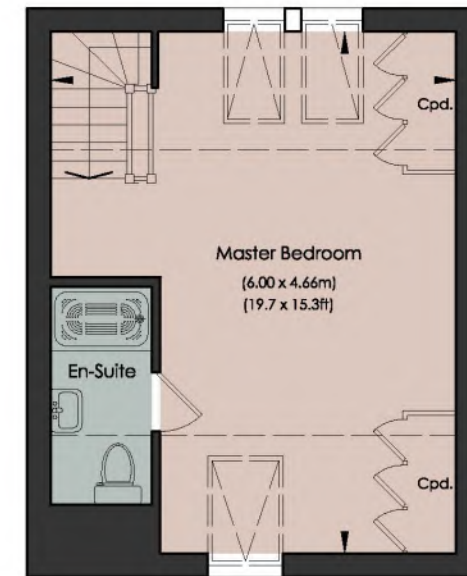
This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



GROUND FLOOR GIA = 38 sqm (366 sqft)



FIRST FLOOR GIA = 38 sqm (366 sqft)



SECOND FLOOR GIA = 27 sqm (291 sqft)





EARLS BARTON

01604 979628

[enquiries@davidcosby.co.uk](mailto:enquiries@davidcosby.co.uk)

[www.davidcosby.co.uk](http://www.davidcosby.co.uk)



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Director | Building Surveyor





**Virginia Church**  
**MRICS**  
Building Surveyor



**Natasha Cosby**  
**MNAEA | Solicitor**  
Director | Practice Manager



 01604 979628  [enquiries@davidcosby.co.uk](mailto:enquiries@davidcosby.co.uk)

[www.davidcosby.co.uk](http://www.davidcosby.co.uk)