



**NEW STREET**  
Earls Barton, NN6 0NN

 **DAVID COSBY**  
ESTATE AGENTS



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# New Street

Earls Barton, NN6 0NN

Total GIA Floor Area | Approx. 124 sqm (1335 sqft)



4 Bedrooms



1 Reception



2 Bathrooms

## Features

- Offered for sale with no onward chain
- Large southwest-facing rear garden
- Spacious detached bungalow
- Ample off-road parking
- Detached double garage with power and lighting
- Dual-aspect sitting and dining room
- Four bedrooms, including master with en-suite
- Well-proportioned kitchen and breakfast room
- Potential for modernisation and improvement
- Desirable village location on a quiet no-through road

## Description

This substantial detached bungalow is situated on a 0.18-acre plot, featuring ample off-road parking, spacious front and rear gardens, and a large double garage. The property has rendered walls with chamfered brick plinths beneath a pitched and tiled roof. The well-proportioned accommodation is accessed via a recessed entrance porch, opening to a large reception hall. This leads to a dual-aspect sitting and dining room with patio doors opening to the rear garden. The kitchen and breakfast room provide a practical space for daily meals, complemented by a utility room and a cloakroom for added convenience. There are four bedrooms, with the master bedroom benefitting from an en-suite. Additionally, there is a well-appointed four-piece family bathroom. The property is offered for sale with no onward chain, presenting an excellent opportunity for modernisation and improvement.



Located on a good-sized plot, in a quiet no-through road in the desirable village of Earls Barton.

## The Property

### Entrance Hall

The main entrance hall is accessed via block-paved steps leading up to a recessed porch, featuring a traditionally styled panel door with a decorative half-moon top light and frosted double-glazed side casements. The floors are finished with loop pile carpet, and the walls are neutrally decorated with perimeter ovolo covings to the ceilings. Double panel doors open to the principal rooms, bedrooms, and family bathroom.

### Sitting Room/Dining Room

The dual-aspect sitting room and dining room features a segmental bay window to the front aspect and French doors to the rear southwest-facing aspect, opening onto a patio area, making this a lovely space for entertaining and alfresco dining. The floors have decorative fitted carpet, and the walls are finished with a mixture of emulsion and embossed lining paper. A feature fireplace with a polished tile hearth houses a wood-burning stove, creating a cosy focal point and perimeter oval wall lights have been fitted.

### Kitchen/Breakfast Room

Located to the rear of the property, the kitchen boasts a large casement window overlooking the southwest-facing garden, making it a bright and inviting space. The kitchen is well-sized and features cottage-style base and wall units, a four-burner gas hob, a sink and drainer with a mixer tap, and a two-door electric oven.

### Utility

A useful space with base and wall units and a part-glazed door providing access to the rear patio. The floors are covered with sheet vinyl, which flow from the kitchen and a panel door opens to the ground floor cloakroom.

### Ground Floor Cloakroom

Fitted with a WC with low-level cistern and a wall-mounted ceramic corner wash hand basin. The cloakroom has a top-hung frosted casement window providing natural lighting and ventilation.



# The Property

## Master Bedroom

Located to the front right-hand side of the property, Bedroom One has a three-unit window providing natural lighting and ventilation. Ample storage is provided by way of a built-in cupboard with double swing doors, clothes rail, shelving, and low-level drawers. A panel door opens to the master bedroom ensuite.

## Master Bedroom Ensuite

Fitted with a three-piece suite comprising a quadrant shower with double sliding glazed doors, a corner wash hand basin with ceramic pedestal, and a close-coupled WC. Mechanical extract ventilation is fitted, and floors are finished with ceramic tiles.

## Bedroom Two

A double bedroom located to the front of the property, Bedroom Two is fitted with loop pile carpet and has a three-unit window overlooking the front aspect. Walls are finished with decorative lining paper.

## Bedroom Three

A further double bedroom located to the front centre of the property with a three-unit window overlooking the front aspect. Walls are finished with two-tone emulsion and decorative motifs. A high-level single glazed window provides natural lighting through to the central lobby.

## Bedroom Four

Located to the rear right-hand side of the property, Bedroom Four has pleasant views over the large rear garden via a three-unit window. There is ample storage space by way of built-in cupboards and over-bed units. Floors are finished with loop pile carpet and walls have a mixture of decorative lining paper and emulsion.

## Family Bathroom

The family bathroom is fitted with a four-piece suite including a ceramic bidet, close-coupled WC, and large corner bath with chrome mixer tap and shower hose, oval wash hand basin with pedestal and chrome mixer tap. Floors are split level and a frosted window to the rear aspect provides natural lighting and ventilation. Walls have ceramic tiles to three-quarter height with upper decorative lining paper. A melamine-faced door opens to a large airing cupboard with slatted pine shelving housing the hot water cylinder.



# Grounds

## Front Aspect

The property is set back from New Street, featuring a brick garden wall with intermediary piers and copings. A dropped curb provides vehicle access to a large block-paved driveway, offering off-road parking for several vehicles. The front garden is primarily laid to gravel, with a central matching brick raised planter. Boundaries to the right-hand side consist of decorative panel fencing with upper trellising. Additionally, there is dual access to the rear garden on either side of the property.

## Rear Aspect

The part block-paved driveway extends to the left-hand side of the property, where it extends to a large, detached garage. To the rear of the property, there is a raised brick patio area with perimeter facing brick walls incorporating chamfered copings. Steps lead down to a large lawn area with a central pond. To the rear of the garden, there is a dense area of vegetation including fuchsia and cherry laurel. A ledged, framed and braced gate entrance opens to a rear passage over which the property has a right of access. This southwest-facing garden offers significant potential for transformation.

## Garage

A large brick-built garage with a timber pitched roof clad in concrete tiles. This double garage features a spring-loaded up-and-over door and benefits from power and lighting, with a separate fuse supply.



# 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

Located approximately 6 miles from Northampton town centre, Earls Barton is a vibrant village with a range of local facilities including hairdressers, butchers, cafes, convenience stores, a chemist, a doctor's surgery, a library, and various restaurants and public houses. Nearby towns like Milton Keynes, Northampton, and Wellingborough offer additional shops and leisure amenities.

The village boasts a nursery and a 'Good' Ofsted rated primary school, with independent schooling options available in Wellingborough, Spratton, Oundle, Uppingham, and Oakham.

Commuters benefit from easy access to the A45 and A14, with frequent trains from Wellingborough to London St. Pancras, and from Northampton to Coventry, Birmingham, Milton Keynes, and London Euston.

Historically, Earls Barton is renowned for its footwear industry and the iconic Saxon tower on the Church of All Saints, a former Norman 'motte-and-bailey' castle. This landmark offers stunning views over the Nene valley and attracts visitors worldwide.

For leisure, Earls Barton is near Sywell Country Park, featuring a picturesque reservoir, scenic paths, woodlands, and diverse wildlife. Visitors can enjoy walking, cycling, fishing, a children's play area, and picnic spots. For a more relaxing outing, the Beckworth Emporium Garden centre and food hall offers delightful afternoon tea.

Earls Barton combines traditional village life with modern amenities and proximity to larger towns and cities, making it an ideal place to settle.

## Property Information

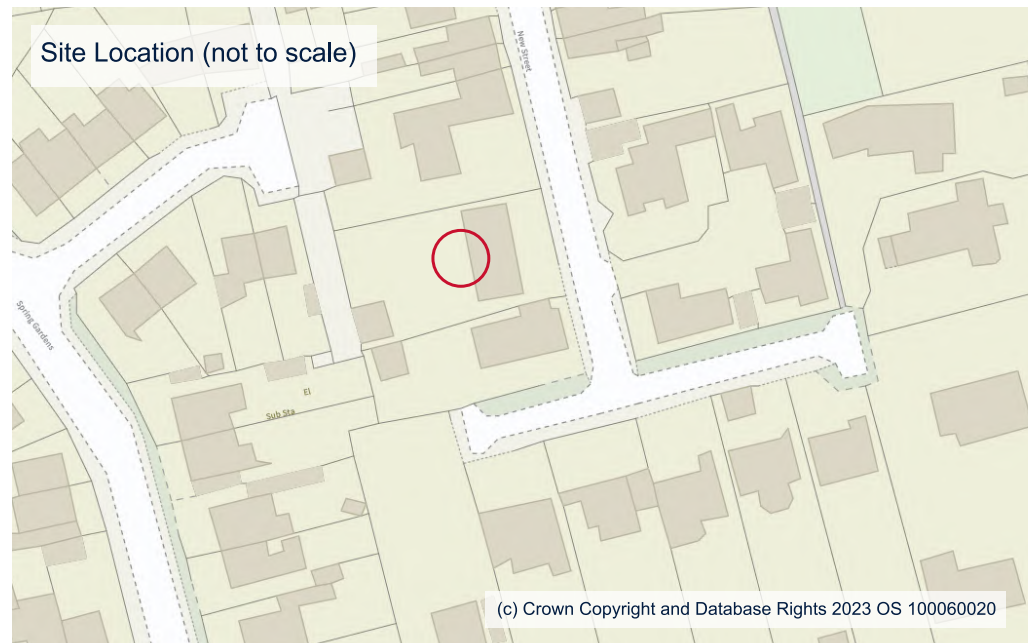
**Local Authority:** North Northamptonshire Council (Wellingborough Area)

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

**Council Tax:** Band E    **EPC:** D

### Important Notice

*Please note that these particulars are subject to the approval of the property owner. If there is any particular point upon which you would like further clarification or verification, please let us know as soon as possible. Whilst every care has been taken with the preparation of these particulars complete accuracy cannot be guaranteed and they do not constitute a contract or part of one. Any measurements given within the particulars are approximate and photographs are provided for general information only. Any plans provided are for illustrative purposes only and are not to scale. In all cases, prospective purchasers should verify matters for themselves by way of independent inspection and enquiries. David Cosby Chartered Surveyors have not conducted a survey of the premises, nor have we tested services, appliances, equipment, or fittings within the property. On acceptance of an offer, prospective purchasers will need to provide identification and proof of funds in compliance with Anti-Money Laundering legislation.*



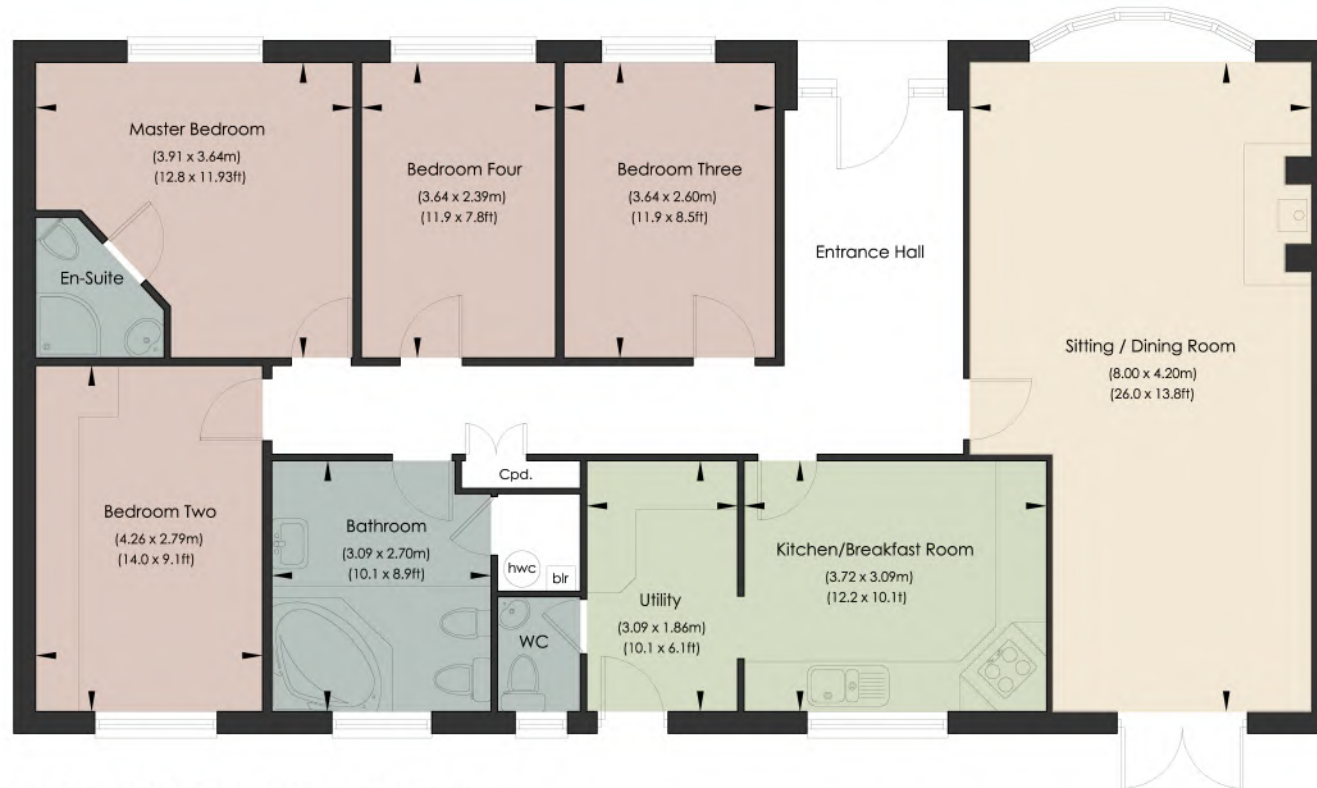
# New Street, Earls Barton, NN6 0NN

Approximate GIA (Gross Internal Floor Area) Exc. Garage = 124 sqm (1335 sqft)

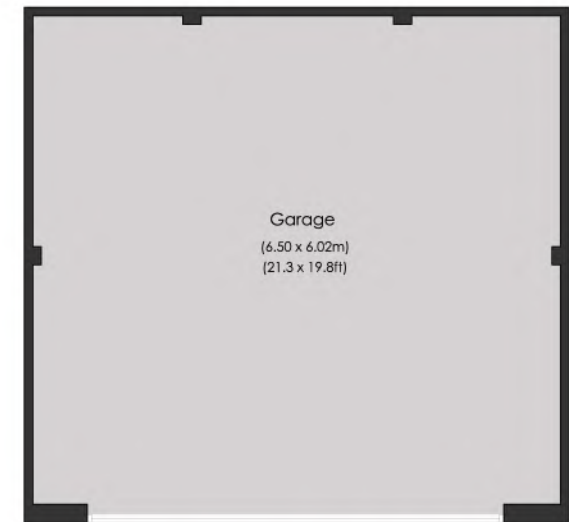


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This plan is for layout guidance only. It has been drawn in accordance with RICS guidelines but is not to scale unless stated. Windows & door openings are approximate. Furniture is illustrative only. Dashed lines (if any) indicate restricted head height. 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 = 124 sqm (1335 sqft)



GARAGE GIA = 39 sqm (420 sqft)

(Location not relative)





EARLS BARTON

01604 979628

enquiries@davidcosby.co.uk

www.davidcosby.co.uk



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# Thinking of Selling?



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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

**www.davidcosby.co.uk**