



**Connells**

Elderton Way  
Earls Barton Northampton



# Elderton Way Earls Barton Northampton NN6 0FN

for sale offers over  
**£280,000**



## Property Description

This delightful property comprises of an entrance hall leading to a downstairs cloakroom, a bright and airy lounge/diner, and a modern fitted kitchen with integrated appliances. Upstairs, you'll find two well-proportioned double bedrooms and a stylish family bathroom. The property benefits from a pleasant rear garden and two dedicated off-road parking spaces

### Entrance Hall

Enter via double glazed door to the front aspect. Wall mounted radiator.

### Cloakroom

Double glazed window to the side aspect. Wash hand basin and low level WC. Wall mounted radiator.

### Lounge

6' 7" x 10' 3" ( 2.01m x 3.12m )

Double glazed French Doors to the rear aspect. TV point. Understairs storage cupboard with fuse board.

### Kitchen

6' 7" x 10' 3" ( 2.01m x 3.12m )

Wall and base units. Worksurfaces. Sink and drainer unit. Gas hob with hood over. Space for white goods. Combi boiler. Wall mounted radiator. Double glazed window to the front aspect.

## Landing

Access to loft space.

## Bedroom One

9' 1" x 13' 7" ( 2.77m x 4.14m )

Two double glazed windows to the rear aspect. Wall mounted radiator.

## Bedroom Two

8' 5" x 13' 6" max ( 2.57m x 4.11m max )

Two double glazed windows to the front aspect. Wall mounted radiator. Built in wardrobes. Storage cupboard.

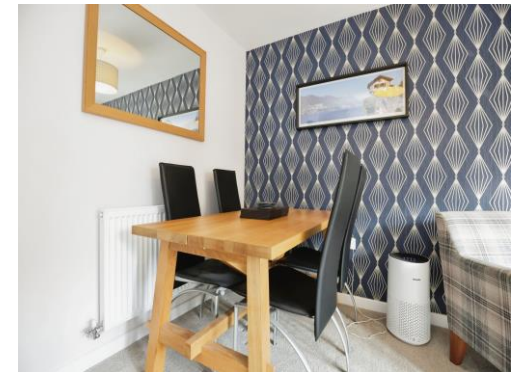
## Bathroom

Bath with shower over, wash hand basin and low level WC. Towel rail. Electric fan.

## Outside

## Rear Garden

Patio area. Raised flower bed. Shrubs. Enclosed by fencing with side access.

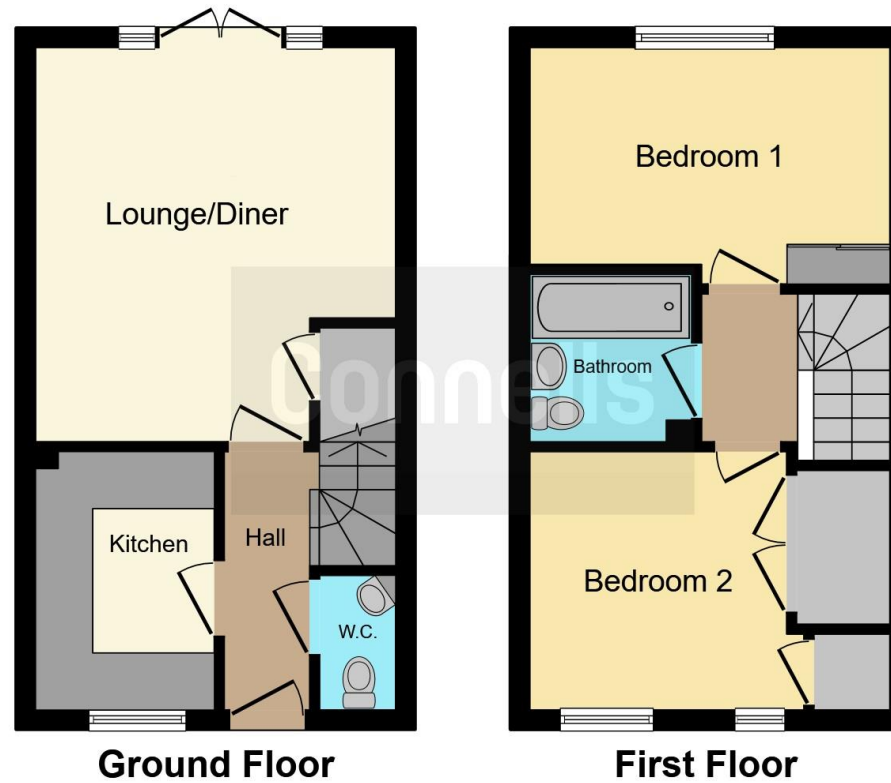












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**EPC Rating: B**

Tenure: Freehold

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