



Dowthorpe Hill, Earls Barton **Freehold** £335,000

**Pattison
Lane**

Key Features

 3  2  D  C

- Popular Earls Barton Location
- Extended Three Bedroom Property
- Off Road Parking & Garage
- Large Rear Garden
- Backing on to Fields

Situated in the very popular village of Earls Barton is this extended three bedroom family home with fields to the rear has spacious and versatile accommodation throughout, large rear gardens, off road parking for three cars and a single size garage. A viewing is highly recommended.



Entrance Porch

Reached via main front door. Windows to front and side.

Entrance Hall

Double doors to entrance porch. Radiator. Stairs rising to first floor landing. Under stairs storage cupboard.

Kitchen 10'2 x 9'7 max (3.09m x 2.92m)

Units to base and wall with contrasting work surfaces. Ceramic sink unit with mixer tap over. Electric oven and gas hob with concealed cooker hood over. Plumbing and space for dishwasher. Window to front aspect.

Lounge 13'1 narrowing to 8'10 x 15'4 (3.98m narrowing to 2.69m x 4.67m)

Feature fireplace with wooden surround and inset fire. Radiator. Window to garage. Door and window to:

Sun Room 14'8 x 8'1 (4.47m x 2.46m)

Window and patio doors to rear garden. Door to:

Utility

Window and door to rear garden. Work surface. Plumbing and space for automatic washing machine. Space for tumble dryer. Window and personal door to garage.

Bedroom One 16'6 max x 8'6 max (5.02m x 2.59m)

Window to rear aspect. Radiator.

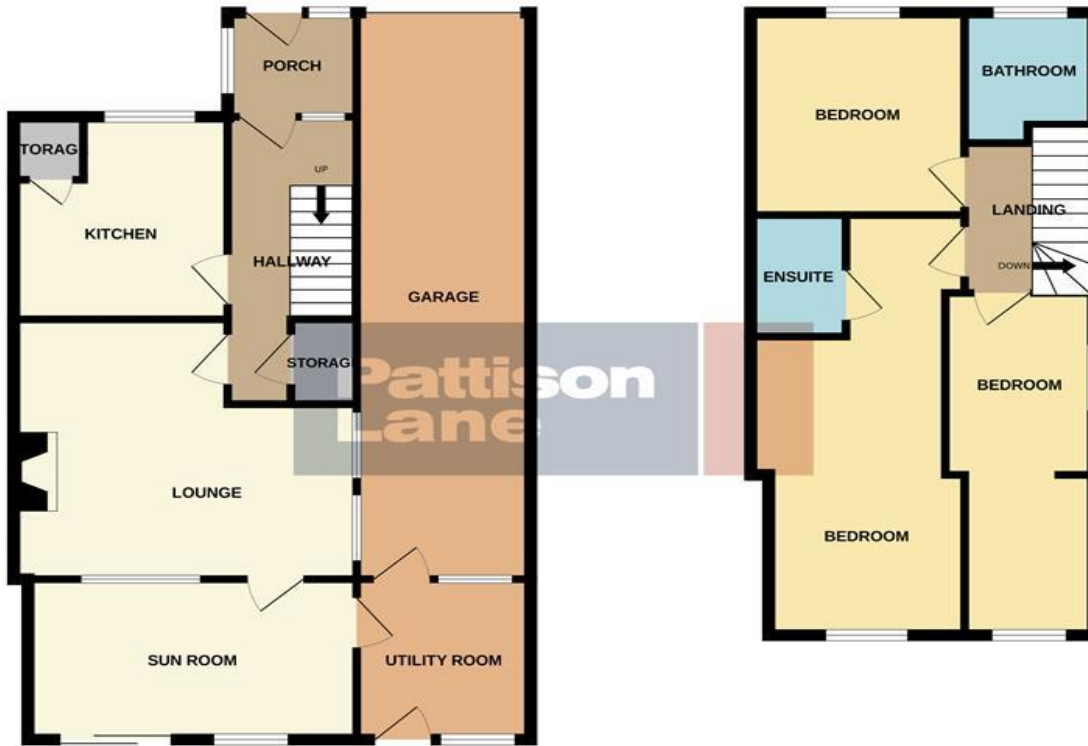
En Suite

Comprising shower enclosure, vanity mounted wash hand basin and low level WC.



GROUND FLOOR
785 sq.ft. (72.9 sq.m.) approx.

1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 1260 sq.ft. (117.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bedroom Two 10'2 x 9'5 (3.09m x 2.87m)
Window to front aspect. Radiator.

Bedroom Three - split measurements
9'1 x 6'8 (2.76m x 2.03m) & 7'11 x 5'8 (2.41m x 1.72m)
Window to rear and side aspects. Radiator.

Bathroom
Suite comprising panel bath, low level WC and wash hand basin. Towel rail style radiator. Window to front aspect.

Outside

Front garden
Laid to lawn with paved parking area and driveway approaching garage. Access to front door.

Garage 28'8 x 7'9 max (8.73m x 2.36m)
Up and over door to front. Power and light. Personal door to utility room.

Rear Garden
Enclosed with fields to the rear the garden is laid to lawn with flower and shrub borders, paved patio/outside seating area. Raised pond. Space for timber tool shed.

To view this property call Pattison Lane on:
01536 524425

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