



# Barker Road

Earls Barton, Northamptonshire

**oriordanbond**  
SALES & LETTINGS





# Barker Road

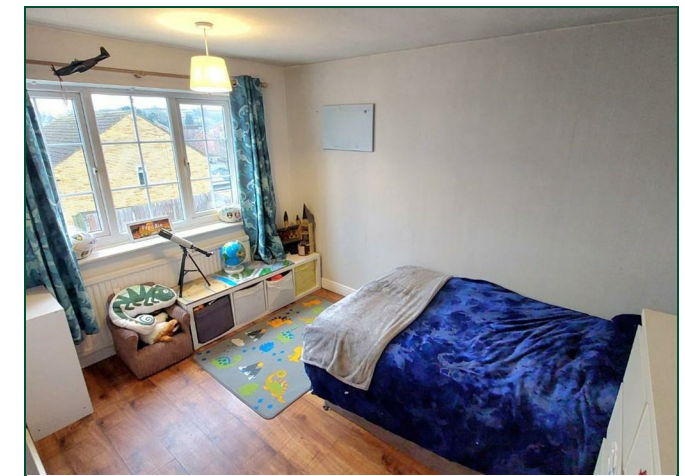
Earls Barton  
NN6 0PA

Price  
£350,000

O'Riordan Bond is delighted to bring to the market this extended four/five bedroom detached family home with garage and block paved driveway offering parking for three cars. The property offers spacious versatile living, in a secluded cul-de-sac within the popular village of Earls Barton, within easy walking distance to the centre of the village.

The accommodation comprises entrance hall, large sitting/dining room with French doors to a sun room with access to the rear garden, fitted kitchen with built-in appliances, cloakroom/WC, snug/family room with French doors to the rear garden, first floor landing, master bedroom, two further good size double bedrooms, fitted family bathroom and a single bedroom. There is a further single size room currently used as a study. Outside, to the front is a block paved driveway offering parking for three cars and low level steps leading to front entrance and side gated access to the rear garden. To the rear is a good size enclosed private garden with patio area, brick-built barbecue and steps rising to a gated raised lawn area. Further benefits include uPVC double glazing and gas radiator heating. (A/1153/M)

- Extended four/five bedroom detached home
- Separate reception rooms and sun room
- Fitted kitchen and family bathroom
- Gas radiator heating
- Enclosed private rear garden
- Ample off road parking and integral garage











#### Additional information

- Council Tax Band: D
- Energy Efficiency Rating: D

#### Viewing

Viewing strictly by appointment – details below

#### Disclaimer

O'Riordan Bond Estate Agents Limited has not tested apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

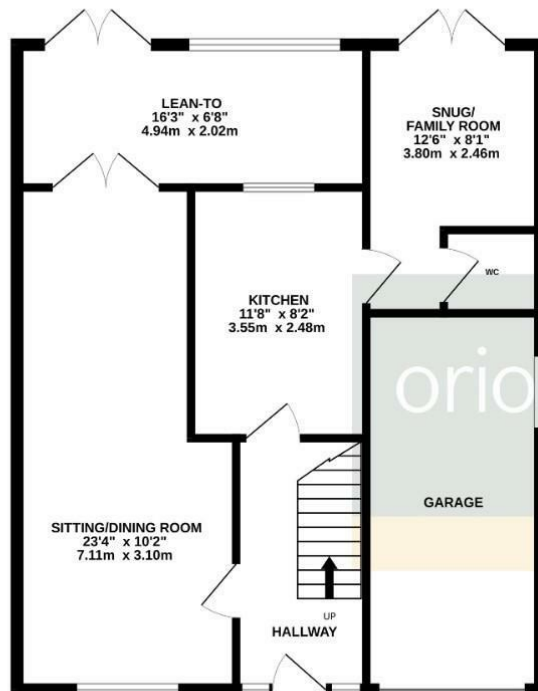
**O'Riordan Bond Earls Barton Sales**

**01604 810088**

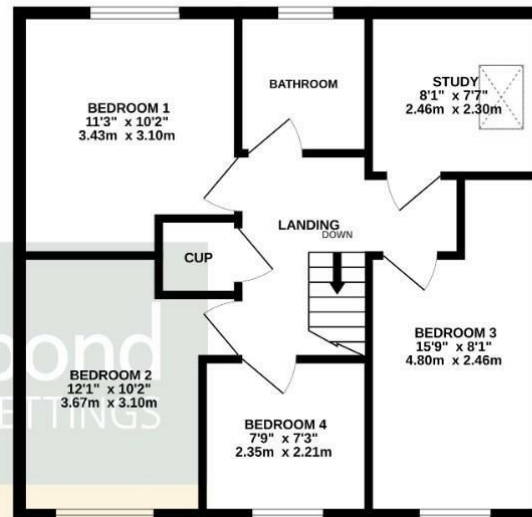
[earlsbarton@oriordanbond.co.uk](mailto:earlsbarton@oriordanbond.co.uk)



GROUND FLOOR



1ST FLOOR



SQ FTG DOES NOT INCLUDE GARAGE

TOTAL FLOOR AREA: 1153sq.ft. (107.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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