



HARWOODS

Chartered Surveyors & Estate Agents



12 Earls Barton Road, Mears Ashby
Northamptonshire NN6 0DR

£545,000 Freehold

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12 Earls Barton Road, Mears Ashby, Northamptonshire NN6 0DR

A highly desirable individually built detached chalet style house situated in the sought after village of Mears Ashby. The property offers versatile accommodation with flexibility to have either a 4th bedroom or dining room depending upon need.

Built by the owners in 2012 to a high specification the house has attractive views from the main bedroom and kitchen breakfast room across open countryside opposite. The gardens are a good size and are extensively planted, including a vegetable garden, potting shed and fruit cage.

The accommodation includes, on the ground floor, an enclosed porch with exposed oak timbers, central hallway, living room with wood-burner, dining room (or alternatively bedroom 4), kitchen/breakfast room with window seat to bay, lobby, utility room, bedroom 3 and shower room. Upstairs there is a landing, main bedroom with dressing room, second bedroom, shower room and large floored loft storage room.

The floor layout would work well for any family needing to have bedroom and bathroom facilities on both ground and first floor levels. The house also has UPVC double-glazing, gas radiator central heating and underfloor heating to the ground floor.

This is a lovely property in a sought-after location and viewing is highly recommended.

The Accommodation comprises:

(Please note that all sizes are approximate only).

Entrance Porch

Oak panelled front door, oak framed double glazed windows to the front and side, ceramic tiled floor, under floor heating, part glazed oak door leading to the hallway.

Entrance Hall

Ceramic tiled floor, cloaks cupboard, staircase rising to 1st floor landing, underfloor heating, alarm, doors off to all main rooms.

Living Room

17'0" min x 11'8" (5.18m min x 3.56m)

Fireplace with a wood burner, UPVC double glazed French doors opening to the rear garden with UPVC double glazed panels flanking. Under floor heating, 2 further UPVC double glazed side windows.

Dining Room/Bedroom 4

12'11" x 11'11" (3.94m x 3.63m)

A versatile room that could either be used as a dining room or fourth bedroom depending upon an occupier's preference. Under floor heating, UPVC double glazed French doors to the rear garden.

Kitchen/Breakfast Room

17'0" max x 11'1" (5.18m max x 3.38m)

With a range of wood faced units to include base cupboards, wall cupboards and work surface areas. 1 & 1/2 bowl stainless steel sink unit, ceramic hob, double oven, filter hood, integrated fridge, integrated freezer & dishwasher. Ceramic tiled floor. Large UPVC double glazed bay window with views across fields to the front and fitted bench seating with storage.

Rear Lobby

Ceramic tiled floor, fitted storage cupboards (concealing the Worcester gas central heating boiler). Under floor heating, door to utility room. Oak panel door to the side.

Utility Room

7'7" x 4'10" (2.31m x 1.47m)

Single drainer stainless steel sink with base cupboards under. Ceramic tiled floor, under floor heating, radiator, plumbing for automatic washing machine and UPVC double glazed window to the side.

Bedroom 3

15'6" x 11'9" (4.72m x 3.58m)

UPVC double glazed window to the rear, under floor heating.

Shower Room

7'6" x 6'6" (2.29m x 1.98m)

With suite comprising close coupled WC, wash basin and shower. Ceramic tiled floor, under floor heating, towel radiator, extractor fan, UPVC double glazed windows to front, door off to walk in linen storage room (with airing radiator and UPVC double glazed windows to the front).

First Floor Landing

Radiator, central heating thermostat, Velux double glazed roof light window to the front and oak panel doors off to:

Bedroom 1

14'8" x 14'1" (4.47m x 4.29m)

Two radiators, Velux double glazed roof light window to the rear, UPVC double glazed dormer window to the front (with window seat and views over countryside), door to dressing room.

Dressing Room

14'8" x 4'6" (4.47m x 1.37m)

Extensively equipped with clothes hanging rails. Radiator.

Bedroom 2

11'9" max x 12'2" (3.58m max x 3.71m)

Built-in wardrobes, radiator, UPVC double glazed windows to the side and small access door leading to the floored loft storage space.

Bathroom

9'9" x 6'10" (2.97m x 2.08m)

With white suite comprising WC with concealed cistern, wash basin, panel bath and a separate shower. Ceramic tiled floor, radiator, towel radiator, extractor fan and two Velux double glazed roof light windows to the rear.

Outside - Front

Driveway providing off road car parking and giving direct access to the garage. Low brick boundary wall enclosing an ornamental front garden with established plants and shrubs.

Garage

24'8" x 9'10" max 8'0" min (7.52m x 3.00m max 2.44m min)

Powered garage door, side personnel door, water tap, lighting and power sockets. Boarded loft above with fitted ladder.

Rear Garden

Extensively planted and laid out with paved patio areas, lawn, borders, vegetable area, potting shed and fruit cage.

Council Tax Band

North Northamptonshire Council. Council Tax Band E.

Referral Fees

Any recommendations that we may make to use a solicitor, conveyancer, removal company, house clearance company, mortgage advisor or similar businesses is based solely on our own experiences of the level of service that any such business normally provides. We do not receive any referral fees or have any other inducement arrangement in place that influences us in making the recommendations that we do. In short, we recommend on merit.

Important Note

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Any floor plans shown are for illustrative purposes only and are intended only as a general guide as to the layout of the property. Whilst every effort has been made to ensure the accuracy, measurements of doors, windows, rooms and other items are approximate only and no responsibility is taken for any error, omission, or mis-statement.

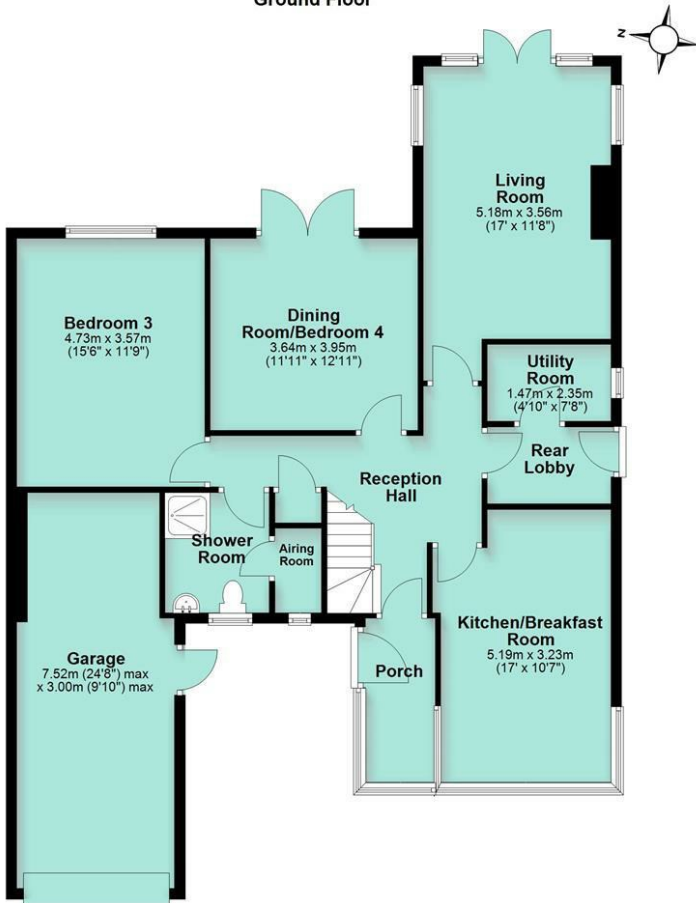




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Ground Floor



First Floor



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Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		78	86
	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
	EU Directive 2002/91/EC		