



# HARWOODS

Chartered Surveyors & Estate Agents



18 Sheffield Way, Earls Barton  
Northamptonshire NN6 0PF

£290,000 Freehold

21 Silver St, Wellingborough  
Northamptonshire NN8 1AY  
[www.harwoodsproperty.co.uk](http://www.harwoodsproperty.co.uk)

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## 18 Sheffield Way, Earls Barton, Northamptonshire NN6 0PF

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Situated at the top of a cul de sac in the ever popular village of Earls Barton, an established and nicely presented 3 bedroom semi detached family home within walking distance of schools, shops and the village centre.

Featuring UPVC double glazing and gas central heating, the accommodation comprises of entrance porch leading to a spacious hall, living room/dining room, versatile conservatory, fitted kitchen and utility room. To the first floor is a landing with doors leading to 3 bedrooms (2 doubles and a good size single) and bathroom suite. Outside, to the front is a block paved driveway leading to a deceptive garage which opens up at the rear that would be ideal work shop or useful storage area. To the rear is an enclosed easterly facing garden which is mainly laid to lawn.

This is an ideal property for a young family to take advantage of the facilities that the village has to offer. The A45 is a short drive from the house and offers a good road network to the M1, A14. An early viewing is recommended

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### The Accommodation comprises:

(Please note that all sizes are approximate only).

#### Porch and Hall

Enter from the side via UPVC double glazed door into part brick built porch with UPVC double glazed windows to the side and front. Inner door to a spacious hallway. Fitted carpet, refitted stair balustrade with stair case rising to the first floor, doors to the kitchen and living/dining room.

#### Lounge/Diner

10'2" reducing to 8'6" x 22'11" (3.10m reducing to 2.59m x 6.99m)

Bright front room featuring double glazed window fitted carpet, coving and radiator. Opening to the dining area that features wood flooring, coving, radiator, patio door to the rear opening to the conservatory.

#### Conservatory

9'10" x 7'4" (3.00m x 2.24m)

Versatile room of part brick construction that features double glazed windows to the side and rear, patio doors opening on to the back garden and tiled flooring.

#### Kitchen

11'10" x 7'7" (3.61m x 2.31m)

Fitted kitchen comprising of base and wall mounted cupboards, pull out drawers, work tops, integrated oven and 4 ring gas hob, sink and drainer, splash backs, UPVC double glazed window to the rear, tile flooring. Door to the utility room.

#### Utility Room

Useful room comprising of work tops, plumbing for a washing machine, tiled floor, window to the rear, door to the garage.

#### First floor landing

Fitted carpet, UPVC double glazed window to the side, airing cupboard housing the boiler, doors to all first floor rooms. Loft hatch.

#### Bedroom 1

10'11" x 10'1" (3.33m x 3.07m)

Fitted carpet, radiator, UPVC double glazed window to the rear.

#### Bedroom 2

11'9" x 8'4" (3.58m x 2.54m)

Fitted carpet, UPVC double glazed window to the front, radiator.

#### Bedroom 3

7'1" x 7'11" (2.16m x 2.41m)

Fitted carpet, radiator, UPVC double glazed window to the front.

#### Bathroom

Refitted bathroom suite featuring bath with shower over, WC, wash hand basin, tile splash backs, radiator.

#### Front Garden and Driveway

The front area is mainly block paved providing off road parking and also leading to the garage. Raised lawn area with railway sleepers.

#### Rear Garden

East facing garden that is mainly laid to lawn but featuring a small paved area and raised flower beds.

#### Garage

A good feature to the property is this large garage, which has been extended to the rear creating an ideal workshop/storage area. Power, lighting and doors to both the house and back garden.

#### Council Tax

North Northamptonshire Council. Council Tax Band C.

#### Wanting to View?

To arrange a viewing of this property please call us on (01933) 278591 or email [res@harwoodsproperty.co.uk](mailto:res@harwoodsproperty.co.uk). Our offices are open from Monday to Friday from 9:00 until 6:00, Saturday from 9:00 until 4:00.

#### 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

Please note that Harwoods have not tested any appliances, services or systems mentioned in these particulars and can therefore offer no warranty. If you have any doubt about the working condition of any of these items then you should arrange to have them checked by your own contractor prior to exchange of contracts.

**IMPORTANT WARNING:** Harwoods for themselves and for the sellers of this property whose Agents they are, give notice that (i) The particulars are produced in good faith, are set out as a general outline and description only for the guidance of intended purchasers, and do not constitute, nor constitute part of an offer or contract. (ii) No person in the employment of Harwoods has any authority to make or give any representation or warranty in relation to this property. (iii) All descriptions, dimensions, measurements, references to condition and necessary permissions for use and occupation and other details are given without any responsibility and as a guide only, and are not precise. Any intended buyers should not rely on them as statements or representation of fact but must satisfy themselves through their own endeavours and enquiries as to the correctness of each of them.

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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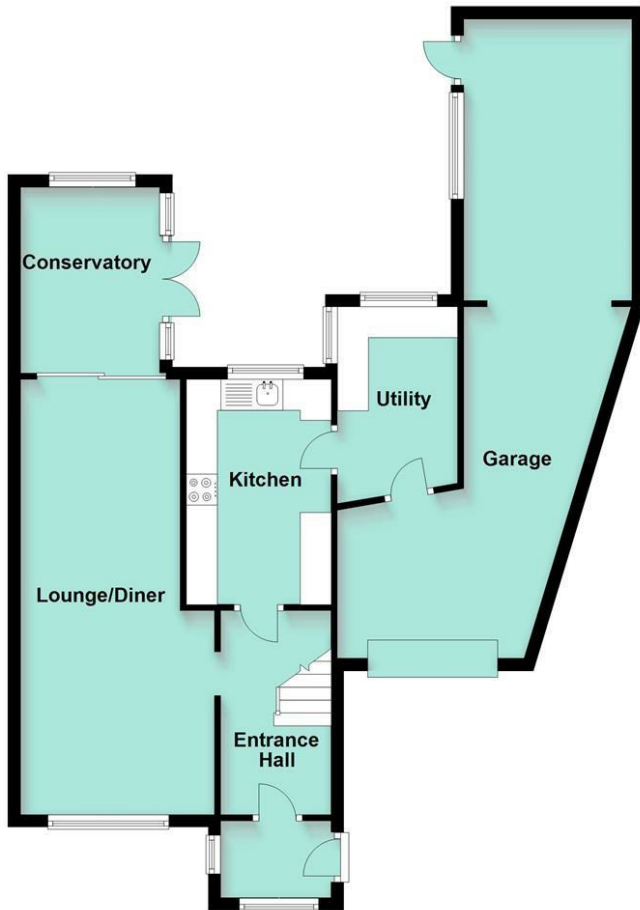




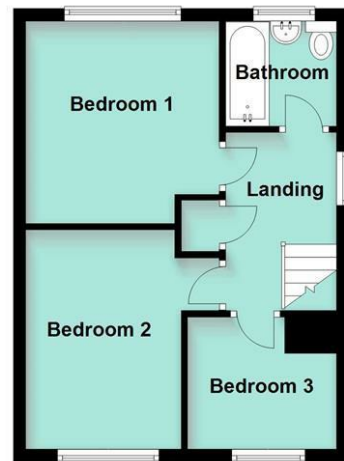
# HARWOODS

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## Ground Floor



## First Floor



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Plan produced using PlanUp.

