

# Harrowick Lane Earls Barton

richard james

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## Harrowick Lane Earls Barton NN6 0HD

### Freehold Price 'Offers in the Region of' £215,000

**Wellingborough Office** ☐  
27 Sheep Street Wellingborough  
Northants NN8 1BS  
01933 224400

**Irthlingborough Office** ☐  
28 High Street Irthlingborough  
Northants NN9 5TN  
01933 651010

**Rushden Office** ☐  
74 High Street Rushden  
Northants NN10 0PQ  
01933 480480



The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale.



A totally unique three storey two bedroom terrace cottage which unusually offers parking for four cars and is situated adjacent to the Recreational Ground. This cute cottage benefits from a wood burner, uPVC double glazing, a refitted kitchen with range style cooker and a refitted bathroom. Externally there is a shared garden to the front with brick built outbuilding and the main private garden is accessed via a right of way and adjoins the off road parking for four cars which is very rare with this type of property. The accommodation briefly comprises porch, lounge, kitchen, two bedrooms, bathroom, gardens and off road parking.

Enter via replacement part obscure glazed composite entrance door to.

**Porch**  
Window to front aspect, wood effect floor, part glazed door to.

**Kitchen**  
11' 3" x 7' 10" (3.43m x 2.39m) (This measurement includes the area occupied by the kitchen units)  
Comprising coloured single drainer sink unit with cupboards under, mixer tap, range of base and eye level units providing work surfaces, electric range style cooker, electric extractor hood, plumbing for washing machine, space for fridge/freezer, tiled splash areas, inset ceiling lights, wood effect floor, stairs to first floor landing, door to.

**Lounge**  
10' 0" widening to 13' 3" x 9' 2" into chimney breast recess (3.05m x 2.79m)  
Window and part glazed door to rear aspect providing access to garden via right of way, fireplace with brick fascia, wooden mantle and wood burner, wood effect laminate floor, understairs storage cupboard.

**First Floor Landing**  
Door with stairs to second floor landing, doors to.

**Bedroom Two**  
10' 0" x 9' 1" into chimney breast recess (3.05m x 2.77m)  
Window to rear aspect, wood effect laminate floor.

**Bathroom**  
Refitted white suite comprising shower/bath with fitted shower and screen, low flush W.C. with concealed cistern, wash basin set in worksurface with vanity cupboards, grey wood grain effect floor, airing cupboard housing hot water cylinder and immersion heater, obscure window to front aspect.

**Second Floor**  
**Bedroom One**  
14' 2" beyond stairs x 8' 0" (4.32m x 2.44m)  
Window to front aspect, exposed and polished floor boards, access to loft space, fitted overstairs cupboard, fitted wardrobe.

**Outside**  
Shared frontage of lawn and footpath, brick built outbuilding with power and light connected, right of way to main garden and parking.

Main garden - Lawn, paving, gravel, shrubs, pond, wooden shed, bin store, wooden fence, gated access to.

Parking - Gravel parking for four cars, off West Way.

**Energy Performance Rating**  
This property has an energy rating of E. The full Energy Performance Certificate is available upon request.

**Council Tax**  
We understand the council tax is band B (£1,804 per annum. Charges for 2025/2026).

**Agents Note**  
Please be aware that some photographs used in our particulars are obtained using a wide-angle lens.

**Conveyancing**  
We are able to offer a free quotation for your conveyancing from a panel of local solicitors or licensed conveyancers.

**Offers**  
For offers to be submitted in the best light, the majority of vendors require us to confirm buyers have been financially qualified. We will require a Mortgage Certificate or Agreement In Principle (A.I.P.) and proof of deposit or cash. This information will be treated confidentially and will not be seen by any other party. We are obliged by law to pass on all offers to the vendors until contracts have been exchanged.

**Money Laundering Regulations 2017 & Proceeds of Crime Act 2002**  
In order to comply with the above Regulations, an intending purchaser will be required to provide official I.D; proof of address, evidence of funding and source of deposit clearly showing the name of the account holder. If funds are being provided by a third party i.e. family, we will require the same from them too. We will verify clients identity electronically from the details provided. The information will be checked against various databases. This is not a credit check of any kind and does not affect credit history. We will retain a record on file.

**General Data Protection Regulations 2018**  
Should you view or offer on this property, we will require certain pieces of personal information in order to provide a professional service to you and our client.

The personal information provided by you may be shared with the seller, but it will not be shared with any other third parties without your consent.

More information on how we hold and process your data is available on our website - [www.richardjames.net](http://www.richardjames.net)

**Mortgages**  
We are able to offer our clients mortgage advice through our association with an independent mortgage advisor. Written quotations are available on request. A life policy may be required.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

