

**7 Barnard Close  
Earls Barton  
NORTHAMPTON  
NN6 0RJ**

**£1,850 Per Month**



- AVAILABLE START OF SEPTEMBER
- FOUR DOUBLE BEDROOMS
- PLAYROOM/STUDY
- COST SAVING SOLAR PANELS
- ENERGY EFFICIENCY RATING: TBC

- DETACHED FAMILY HOME
- ENSUITE SHOWER ROOM
- KITCHEN DINING ROOM
- ENCLOSED REAR GARDEN
- COUNCIL TAX BAND: E

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**\*\*Available from the start of September\*\*** A beautifully presented and exceptionally well-maintained family home, situated in the highly sought-after village of Earls Barton, offering spacious accommodation throughout.

The ground floor comprises a welcoming lounge, a modern kitchen/dining room with underfloor heating, ideal for family living and entertaining, a versatile study/playroom, utility room and cloakroom.

To the first floor, the impressive principal bedroom benefits from an ensuite shower room, while the remaining three bedrooms are all generous doubles. A family bathroom completes the accommodation.

Externally, the property enjoys a block paved double-width driveway providing ample off-road parking, together with a good-sized rear garden.

The property also has solar panels which will help reduce energy costs.

**\*\*Unfurnished\*\***

## **Ground Floor**

### **Entrance Hall**

Entry through hardwood partly glazed door, radiator in decorative surround, stairs rising to first floor, understairs storage cupboard.

### **Lounge**

16'4" x 10'8" max (5 x 3.26 max)

Electric fireplace with marble surround, double radiator, bay window to front elevation.

### **Kitchen/Dining Room**

21'6" x 13'1" max (6.56 x 3.99 max)

#### **Kitchen Area**

Fitted with base and wall mounted cupboards, solid wood work surface space, inset single bowl sink with inset single drainer and mixer tap with plate washing spray, built in one and a half oven, five ring gas hob with extractor fan over, integrated dishwasher and fridge/freezer, tiled floor with underfloor heating, sunken spotlights to ceiling, window overlooking rear garden.

#### **Dining Area**

Larder cupboard, decorative tall radiator, sunken spotlights to ceiling, tiled floor with underfloor heating, tri-fold doors onto rear garden.

#### **Utility Room**

6'7" x 5'10" (2.02 x 1.80)

Base unit with work surface space over, inset stainless steel sink with mixer tap and plate washer, plumbing for washing machine, space for tumble dryer, half tiling, sunken spotlights to ceiling, tiled flooring, partly glazed door to rear garden.

#### **Cloakroom**

Close coupled WC, wash hand basin, radiator, full height tiling, tiled floor, frosted window to side elevation.

## **Play Room/Hobby Room**

11'1" x 9'10" (3.4 x 3)

Converted from the garage to offer laminate flooring, tall standing decorative radiator, tall standing cupboard, window to side elevation. (Please note that there is still part of the garage remaining for storage, which is accessed from the front of the house).

## **First Floor**

### **Landing**

Access to loft area with drop ladder, cupboard housing hot water cylinder, further cupboard with slatted linen shelving, radiator.

### **Bedroom One**

14'6" x 10'11" max (4.44 x 3.33 max)

Built in wardrobes to length of one wall, radiator, bay window to front elevation.

### **En Suite Shower Room**

Wall mounted wash hand basin, close coupled WC, single shower cubicle, tiling from floor to ceiling, tiled floor, extractor fan, sunken spotlights to ceiling, frosted window to front elevation.

### **Bedroom Two**

13'4" x 9'11" (4.07 x 3.03)

Fitted triple wardrobes, radiator, window to front aspect.

### **Bedroom Three**

11'10" x 10'10" max (3.62 x 3.31 max)

Radiator, laminate flooring, window overlooking rear garden.

### **Bedroom Four**

9'10" x 9'8" (3.01 x 2.96)

Radiator, laminate flooring, window to rear elevation.

### **Family Bathroom**

Three piece suite of panel bath with shower and screen, pedestal wash hand basin, close coupled WC, tiled floor, extractor fan, heated towel rail, frosted window to rear elevation.

## **Externally**

### **Front Garden**

Block paved frontage offering off road parking for two/three vehicles, flower and shrub beds, gated side pedestrian access. (Please note the garage has been converted to an internal playroom/study, but still offers storage for mountain bikes etc. Measurement is 3m x 2.16m).

### **Rear Garden**

Decking area offering access onto good sized lawn with flower and shrub beds, pathway leading to shed/summer house. The rear garden is fully enclosed by timber panel fencing with outside cold water tap and gated side access.

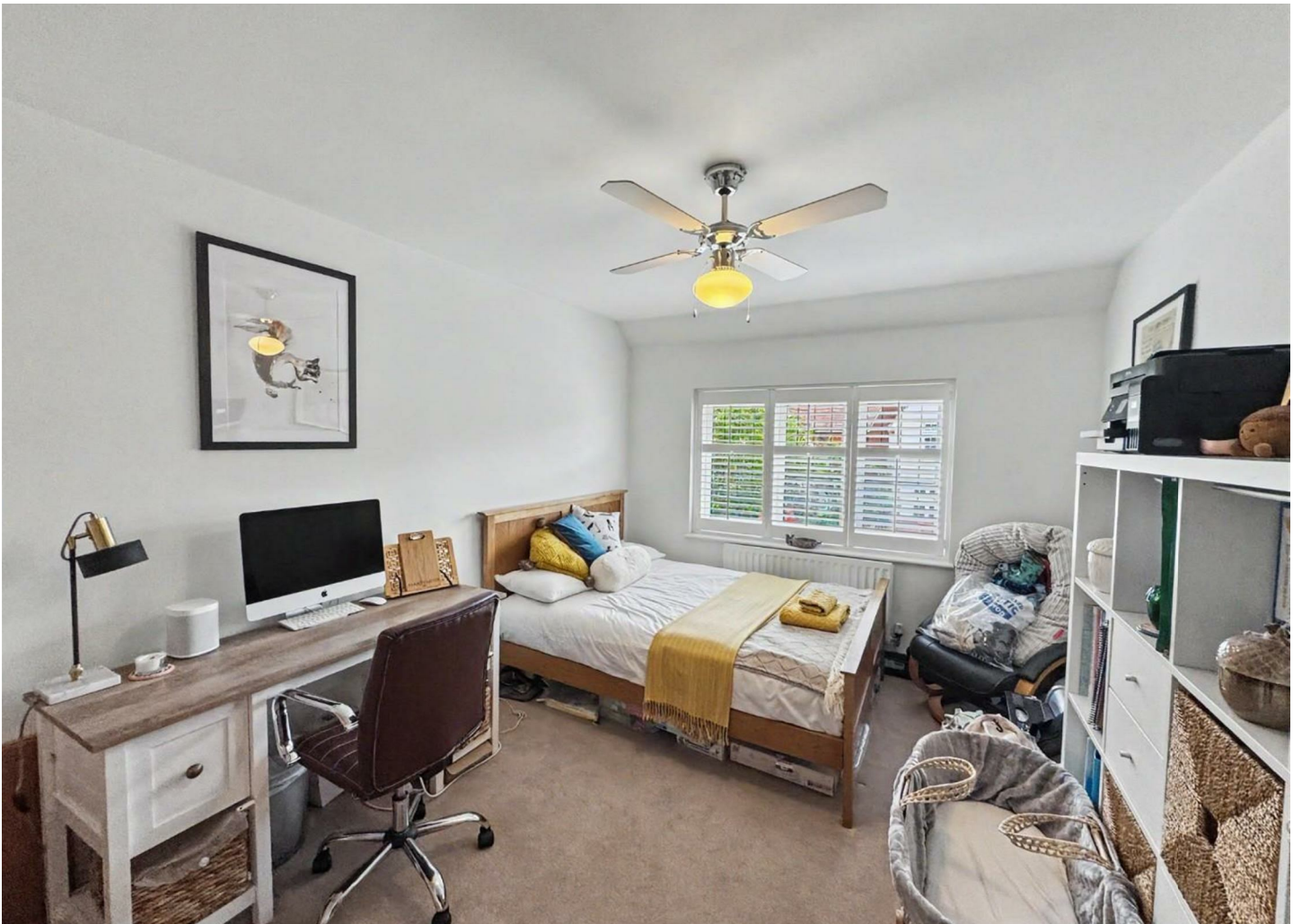
## **Agents Notes**

Council Tax Band: E

**\*\*HOLDING DEPOSIT\*\***

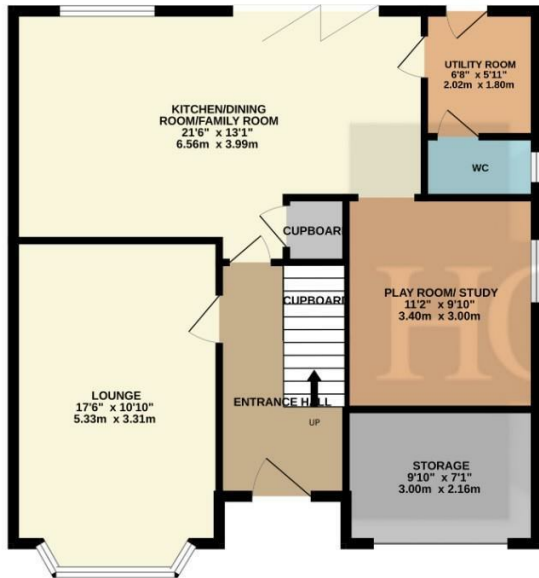
The equivalent of 1 weeks' rent as holding deposit will be taken to secure the property. This

payment will be taken upon the offer being accepted. Should the offer be declined, no payment will be taken. If the references return as acceptable, this will be deducted from the deposit upon move in. Should the references fail, this amount is non-refundable.

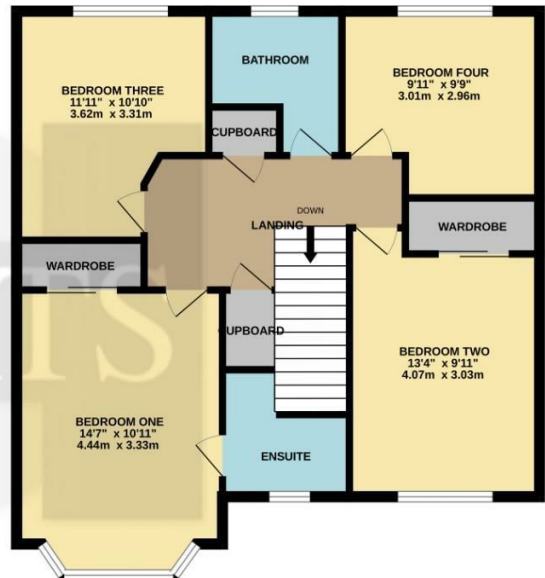




GROUND FLOOR

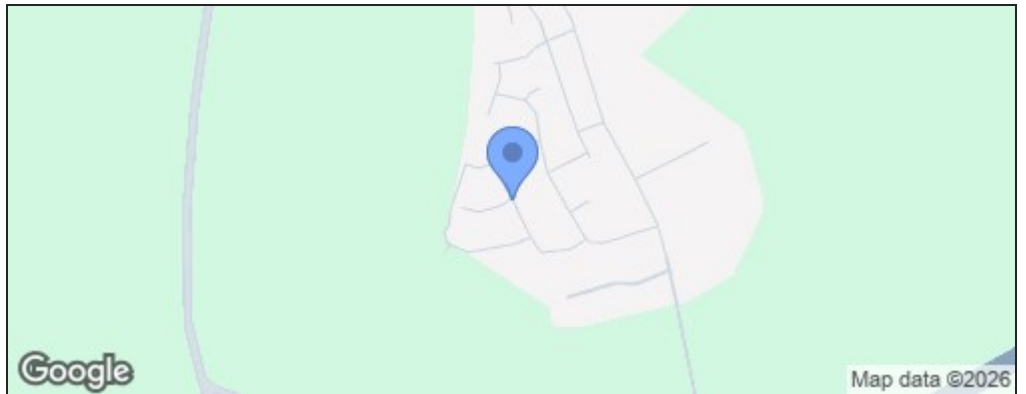


1ST FLOOR



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



**Disclaimer**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.