



Barker Road Earls Barton NN6 0PA
Freehold Price £375,000

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

Irthlingborough Office
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74 High Street Rushden
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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.

Situated just off Dowthorpe Hill is this vacant three bedroom detached property which has been extended to provide a separate family room, a larger kitchen, cloakroom and a larger master bedroom with dressing area and ensuite shower room. The property benefits from uPVC double glazing, gas radiator central heating, a refitted kitchen with built in appliances, replacement internal doors, glass balustrade staircase with oak handrail and further offers a south facing rear garden and a garage. The accommodation briefly comprises porch, entrance hall, lounge/dining room, family room, kitchen/breakfast room, cloakroom, master bedroom with dressing area and ensuite shower room, two further bedrooms, bathroom, gardens to front and rear and a garage.

Enter via obscure glazed uPVC door to.

Porch

Obscure glazed window to front and side aspect, carpet mat, part obscure glazed door to.

Entrance Hall

Stairs with glass balustrades and oak handrail leading to first floor landing, LVT flooring, understairs storage cupboard, radiator, part glazed door to kitchen, part glazed door to.

Lounge/Dining Room

22' 11" x 8' 7" widening to 10' 1" max (6.99m x 2.62m)
Window to front aspect, two double radiators, T.V. point, LVT flooring, part glazed door to kitchen, part glazed double doors to.

Family Room

11' 10" x 8' 4" (3.61m x 2.54m)
uPVC French doors to rear garden, window to rear aspect, double radiator, LVT flooring.

Kitchen/Breakfast Room

15' 8" max x 11' 10" max (4.78m x 3.61m) (This measurement includes area occupied by the kitchen units)
Comprising stainless steel single drainer sink unit with cupboards under, base and eye level units providing work surfaces, built in electric oven and hob with extractor hood over, integrated dishwasher, washer/dryer and fridge/freezer, breakfast bar, tiled splash back, LVT flooring, window to rear aspect, part glazed door and side window to rear garden, door to garage, door to.

Cloakroom

White suite comprising concealed cistern, low flush W.C., hand wash basin with vanity cupboard under, LVT flooring, obscure glazed window to side aspect.

First Floor Landing

Window to side aspect, access to loft space, glass balustrades with oak handrail, storage cupboard, doors to.

Bedroom One

11' 9" x 8' 6" excluding dressing area (3.58m x 2.59m)
Window to rear and side aspect, double radiator, dressing area, door to.

Ensuite Shower Room

White suite comprising tiled quadrant shower enclosure, concealed cistern low flush W.C. and hand wash basin in vanity unit, tiled splash back, LVT flooring, towel radiator, extractor vent.

Bedroom Two

11' 8" x 8' 5" plus door recess (3.56m x 2.57m)
Window to front aspect, radiator.

Bedroom Three

7' 11" max x 7' 1" max (2.41m x 2.16m)
Window to front aspect, overstairs storage cupboard, double radiator.

Bathroom

White suite comprising panelled bath with electric shower over, concealed cistern low flush W.C. and hand wash basin set in vanity unit, tiled splash back, LVT flooring, towel radiator, extractor vent, obscure glazed window to rear aspect.

Outside

Rear - Mainly laid to lawn retained by brick wall, block paved patio, various shrubs, enclosed by fencing.

Front - Laid to lawn, various shrubs, driveway providing off road parking for two vehicles leading to.

Garage - Up and over door, power and light, door to kitchen.

Energy Performance Rating

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

Council Tax

We understand the council tax is band D (£2,456 per annum. Charges for 2026/2027).

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

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.

