



Northampton Road, Northampton, NN6 0HE



66 Northampton Road
Earls Barton
Northampton
Northamptonshire
NN6 0HE

£725,000

Carters Estate Agents are delighted to offer for sale this extended, four bedroom detached family home which benefits from fantastic far reaching, open countryside views. Located on the desirable Northampton Road, this attractive 1930's built home measures approximately 2,400 sq feet of living space.

The standout feature of this high calibre home is the contemporary, open plan kitchen/family/dining area which overlooks the rear garden. The accommodation in full comprises, entrance porch, cloakroom, entrance hall, sitting room, playroom, kitchen/family/dining room, utility room and boot room. On the first floor the master bedroom has both a dressing room and en-suite, three further bedrooms and a family bathroom. To the exterior there is a large block paved driveway leading to the garage with garden store. The rear garden is mainly laid to lawn, enjoys a sunny aspect and offers a high degree of privacy. An internal viewing is highly recommended to appreciate everything that this property has to offer.



- AN EXTENDED 1930'S DETACHED
- LARGE OPEN PLAN KITCHEN/FAMILY/DINING AREA
- SITTING ROOM
- PLAYROOM
- UTILITY & BOOT ROOM
- DRESSING ROOM & EN-SUITE TO MASTER BEDROOM
- RE-FITTED FAMILY BATHROOM
- REPLACEMENT WINDOWS
- DETACHED GARAGE
- COUNTRYSIDE VIEWS





Ground Floor

The property is entered via a part glazed front door into the entrance porch with a solid front door leading into the entrance hall. The entrance hall has a window the rear aspect, stairs rising to the first floor landing, access to kitchen, family/dining area, boot room, play room and a door leading to the sitting room.

The sitting room has a large walk-in bay window to the front aspect and a window to the side. Attractive open fireplace.

The play room is located to the front of the property with two windows to the front aspect.

The hub of this home is the open-plan kitchen/family/dining room which was added to the property in 2016. The whole area benefits from underfloor heating with bi-folding doors with integrated privacy blinds opening onto the rear garden. The stylish 'Bells' kitchen is from their 'Mackintosh' range and is fitted in an extensive range of units to wall and base levels with worksurfaces over and an inset sink/drain with Quooker tap. Integrated 'Neff' appliances include an electric fan assisted oven and a separate combination oven with a warming drawer. Integrated fridge and freezer. Integrated dishwasher and a thermostatically controlled wine cooler. The central island has an induction hob with an electronically controlled adjustable extractor fan. This is a light and open space with Velux windows in the roof space and glazed French doors with integrated privacy blinds giving further access to the rear garden. A walk-in pantry. Door to utility room and door to the boot room.

The utility room is located to the front of the property and comprises units to wall and base levels with worksurfaces over and an inset sink/drain. Plumbing for washing machine. Space for a further appliance. Tiled flooring with underfloor heating and a window to the front aspect. A door leads to the cloakroom with a suite comprising low level w.c. and wash hand basin. Fully tiled to walls and floor.

The boot room is accessed from the entrance hall and the kitchen/family/dining area and is fitted in a range of units to wall and base levels with worksurfaces over and an inset sink/drain. Underfloor heating. Part glazed door to the side of the property.

First Floor

The landing has doors to all rooms.

The master bedroom has a window overlooking the rear garden. A sliding door leads to the dressing area which has a range of hanging rails and shelving and an obscure glazed window to the rear aspect. The en-suite comprises his and her vanity units, low level w.c. and a walk-in double shower. Fully tiled walls. Obscure glazed window to side aspect.

Bedrooms two and three are of double size with fitted wardrobes and both have new windows overlooking the front of the property.

Bedroom four has fitted shelving and storage and a window to the side aspect.

The large family bathroom has a suite comprising low level w.c., his and her vanity units, walk-in double shower and a Jacuzzi bath. Access to loft space with fitted ladder. Heated towel rail. Fully tiled walls. Obscure glazed window to side aspect.

Gardens

The property lies at the edge of the village with views over open countryside and is entered via double gates. A block paved driveway offers ample off-road parking and leads to the detached garage which has power and light connected, eaves storage space, window to the side and a personal door to the rear garden. A brick built garden shed is attached to the rear of the garage and is accessed via double doors with power and light connected. The rear garden is mainly laid to lawn with a gravel seating area, raised sleeper flowerbeds and gated access leading to the front of the property.

Additional Information

Mains gas, mains drainage, electricity and water are all connected.

The primary source of heating is a gas to radiator system via a condensing boiler located in the loft space.

The ground floor area of the two storey extension which was added in 2016 is served by underfloor heating (gas).

Both forms of heating are zoned and can be controlled via an app (JG Aura).

There is an electric car charging point to the front elevation.

The local authority is Wellingborough Borough Council and the council tax band is Band D.

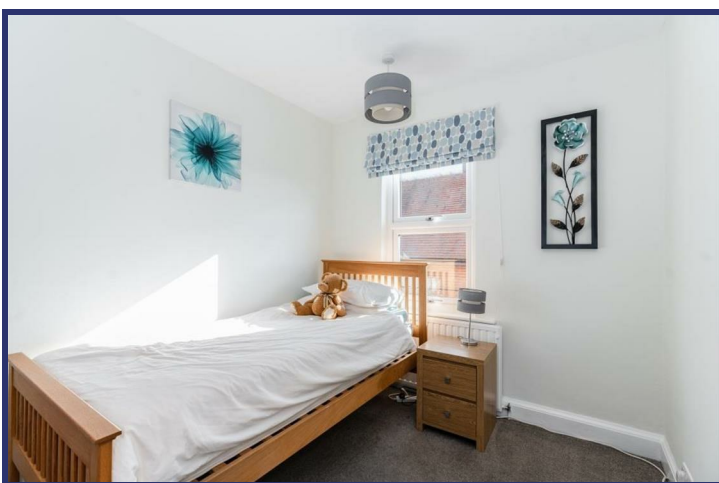
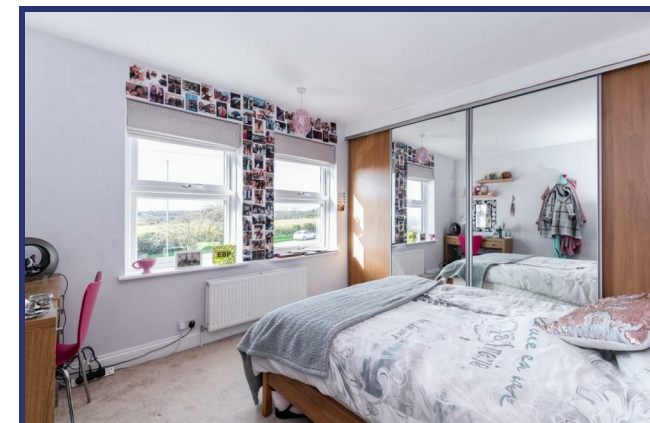
Location - Earls Barton

Earls Barton is well located for commuters with good access onto the A45 and accessible for both Northampton and Wellingborough both with excellent train services into London. The village has a good range of local shops and amenities yet is easily accessible for shopping in Northampton, Weston Favell, Rushden Lakes and Milton Keynes.

Disclaimer

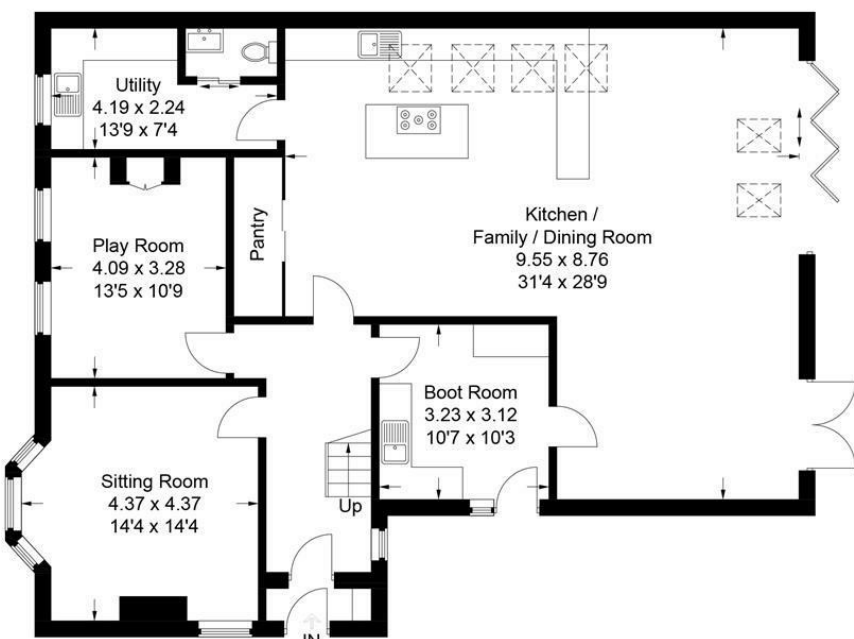
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Some items may be available subject to negotiation with the Vendor.



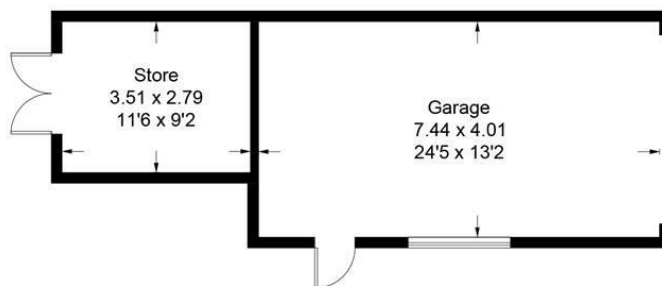




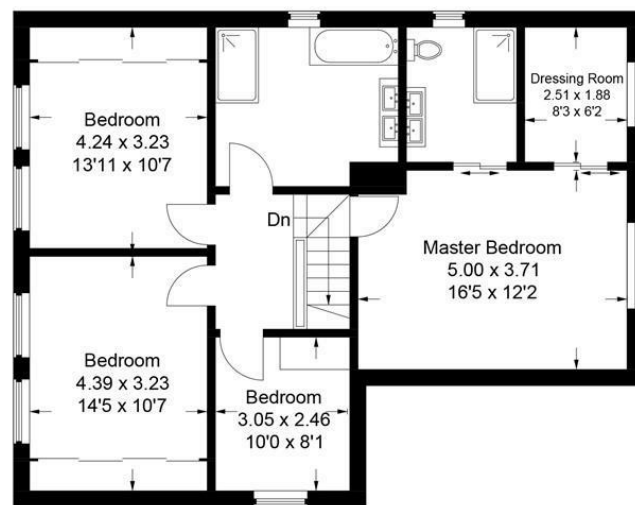
Approximate Gross Internal Area
 Ground Floor = 137 sq m / 1,475 sq ft
 First Floor = 83.9 sq m / 903 sq ft
 Garage / Store = 40 sq m / 430 sq ft
 Total = 260.9 sq m / 2,808 sq ft



Ground Floor



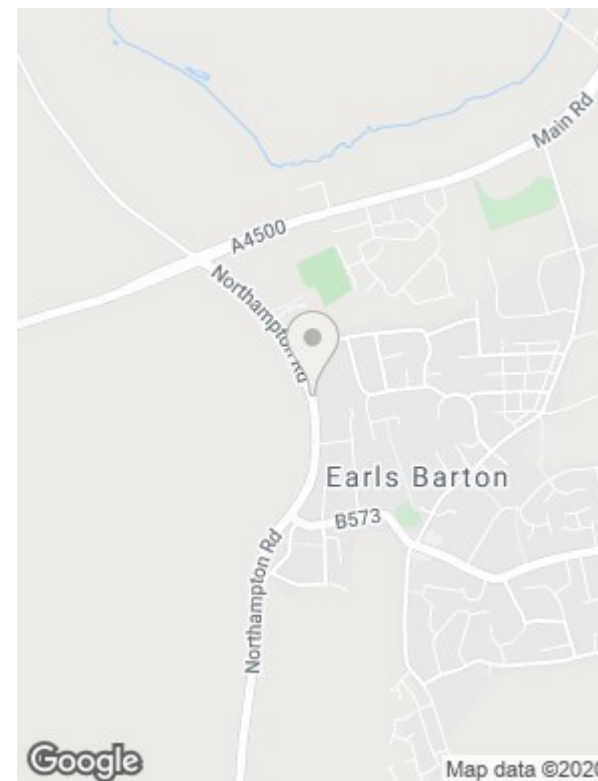
(Not Shown In Actual Location / Orientation)



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Viewing Arrangements

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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	
66	80
England & Wales	
EU Directive 2002/91/EC	

