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GREENER **Country** HOUSES & COTTAGES



ESTATE AGENTS



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10 Simcoe Close, Earls Barton, Northampton, NN6 0FP

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An executive three-bedroom detached family home, ideally situated on the outskirts of the highly sought-after Northamptonshire village of Earls Barton. The property offers a generous internal floor area of approximately 1,500 sq. ft., comprising an entrance hall, spacious lounge, open-plan kitchen/dining room, utility room, and cloakroom/WC. To the first floor are three well-proportioned double bedrooms, a contemporary family bathroom, and an en-suite to the principal bedroom. Beautifully presented throughout, the home has been thoughtfully enhanced by the current owners, with improvements that elevate both its style and finish. Externally, the property benefits from a newly landscaped rear garden enjoying a sunny south-facing aspect. To the front, there is off-road parking for two vehicles and access to a single garage. Regarded as one of the more premium homes within the development, the property also boasts one of the finest outlooks, with attractive views over open fields.

**Price £520,000 Freehold**

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

13'03 x 5'03

Enter via a part glazed composite front door there are doors leading through to:-

#### LOUNGE

17'05 x 12'05

With a bay window to the front elevation, the current owners have added a media wall which creates one of the main features to this cosy space, TV and telephone sockets are connected.

#### WC

5'04 x 4'08

Suite comprising WC, wash hand basin and a refitted towel rail.

#### KITCHEN/DINER

19'05 x 11'07 and 10'0 x 4'03

This family space is one of the focal points of the house with a bay window overlooking the rear garden.

#### KITCHEN AREA

Fitted with a range of floor and wall mounted storage cabinets with integrated sink and drainer, four ring gas hob with extractor above and double oven below, fridge/freezer and dishwasher.



#### DINING AREA

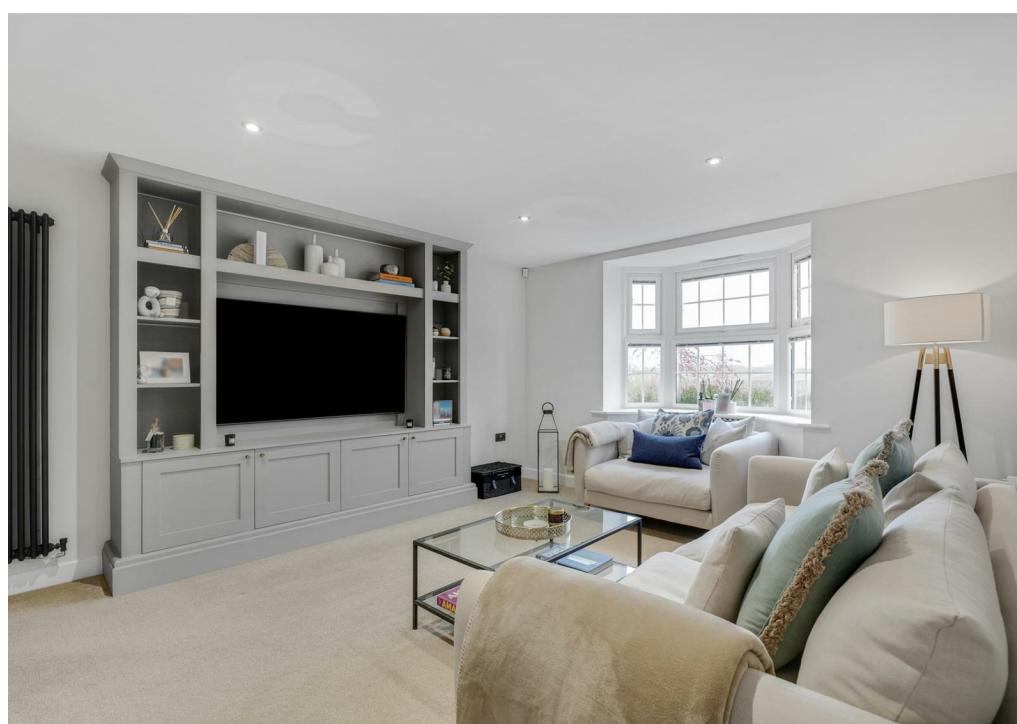
The dining/breakfast area has space for a dining table suitable for up to twelve people. There is a further door leading to:-



#### UTILITY ROOM

10'02 x 5'07

Fitted with a range of floor and wall mounted cabinets with composite worktops and tiled splashbacks and a washing machine. A door leads through to the rear garden.



#### FIRST FLOOR

#### LANDING

With doors leading through to:-

#### BEDROOM ONE

16'09 x 13'0

Space for a king size bed there is integrated wardrobes with a window to the front elevation. A door leads through to:-



#### ENSUITE

7'05 x 5'03

Refitted by the current owners with suite comprising a double shower cubicle, WC, wash hand basin and heated towel rail.



#### BEDROOM TWO

12'05 x 12'01

Space for a double bed with windows to the rear elevation there is carpet fitted throughout.



#### BEDROOM THREE

11'10 x 8'10

With window to the front elevation there is space for a double bed with carpet fitted.



#### FAMILY BATHROOM

9'10 x 6'0

A refitted suite comprising shower cubicle, bath, WC, wash hand basin and tiled splashbacks.



#### OUTSIDE



#### REAR GARDEN

The rear garden has been completely re landscaped presenting a low maintenance space with artificial grass, raised borders with various outdoor lighting and a paved patio area suitable for entertaining and access to the front.

#### FRONT

Off road parking for two vehicles and leading to the single garage.

#### SINGLE GARAGE

Up and over door to the front elevation with electricity and power are connected.

#### AGENTS NOTE

The current owners have refitted the floors to the ground floor and changed all of the internal doors and improved the radiators.

#### SERVICES

Main drainage, gas, water and electricity are connected.

#### COUNCIL TAX

North Northamptonshire Council - Band E

#### LOCAL AMENITIES

Within the village there are a number of amenities including the Church of England church with its famous Saxon Tower, three public houses and local shops including a Co-op supermarket, a Chemist, a Post Office, Hairdressers and Newsagents. Local schooling is available at Earls Barton Infants School and Earls Barton Junior School with Secondary Education is available in both Wellingborough, Wollaston and Northampton.

#### HOW TO GET THERE

Proceed out of Northampton in an easterly direction along the Wellingborough Road for approximately five miles and passing the village of Ecton. Upon reaching the traffic lights at Earls Barton proceed over the traffic lights and then take the second turning on the right into Packwood Crescent and then take the second turning on the right into Elderton Way. Follow the road around and take the next turning on your right into Simcoe Close. Proceed to the end of the road and turn right and the property stands on the right hand side overlooking open countryside.

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