



GREENER **Country** HOUSES & COTTAGES

18 Thorpe Road, Earls Barton, Northampton, NN6 0PJ

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This beautifully presented four-bedroom detached home, set on the outskirts of Earls Barton, offers the perfect blend of modern living and scenic countryside views. Part of an exclusive development, the property boasts contemporary design throughout and is ideal for families seeking space, style, and comfort. Inside, the heart of the home is the open-plan kitchen and dining area, perfect for entertaining and family living. A separate lounge provides a cosy retreat, while a convenient downstairs WC adds practicality. Upstairs, you'll find four generously sized bedrooms, including a master bedroom with ensuite, along with a modern family bathroom. Externally, the property benefits from a private rear garden, ideal for relaxation or play, and ample off-road parking to the front. The garage has been partially converted into a versatile home office or playroom, offering flexibility for today's lifestyle. With stunning views over open fields and a welcoming community feel, this home truly has it all.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

8'10 x 3'09

Enter via a part glazed composite front door there are stairs rising to the first floor with doors leading to under stairs storage and a further door leading to:-

#### LIVING ROOM

16'08 x 11'10

Benefiting from a bay window to the front elevation and window to the side elevation, this attractive room offers a wonderful family area with TV and telephone points connected.



#### WC

5'08 x 4'02

Suite comprising WC and wash hand basin.

#### KITCHEN/DINER

25'01 x 13'0

A perfect family room benefiting from views with windows and doors overlooking the rear garden.

#### KITCHEN AREA

Fitted with a range of floor and wall-mounted storage cabinets with integrated appliances including fridge/freezer, dishwasher, integrated stainless steel sink and drainer and four-place induction hob with extractor over.



#### DINING AREA

Offers a potential space for a snug with TV point connected and windows to the side elevation. Access through to:-



#### UTILITY ROOM

6'06 x 5'08

With a door leading from the side elevation to the off road parking there are some low level storage with plumbing for washing machine and tumble dryer and a further integrated stainless steel sink.

### FIRST FLOOR

#### LANDING

With doors leading to:-



#### BEDROOM ONE

13'11 x 11'08

Enjoying views over the fields to the front there is space for a king size bed with integrated storage and carpet fitted. A door leads through to:-



#### ENSUITE

8'04 x 4'01

Suite comprising double shower cubicle fully tiled, WC, wash hand basin and a window to the side elevation.



#### BEDROOM TWO

13'04 x 9'03

A three casement window to the front elevation, there is integrated storage with space for a double bed and carpet fitted.



#### BEDROOM THREE

11'01 x 9'08

A window to the rear and side elevation there is space for a double bed with carpet fitted.



#### BEDROOM FOUR

9'01 x 7'04

Currently used as a study but suitable for a double bed there is a three casement window overlooking the rear garden.



#### FAMILY BATHROOM

10'10 x 5'10

Suite comprising bath with shower over, WC, wash hand basin and access to a linen cupboard. There is a window to the side elevation.



### OUTSIDE

#### REAR GARDEN

Mainly laid to lawn benefiting from a sunny south east facing aspect, there is a pedestrian door leading to the back of the garage.



#### GARAGE

The garage has been part converted to provide a home office and has storage to the front and an up and over door to the front elevation.

#### HOME OFFICE

9'05 x 8'09

#### SIDE

There is off road parking for two vehicles with a paved pathway leading to the front door and the property benefits from an attractive front garden.

#### SERVICES

Main drainage, gas, water and electricity are connected.

#### COUNCIL TAX

North Northamptonshire Council - Band E

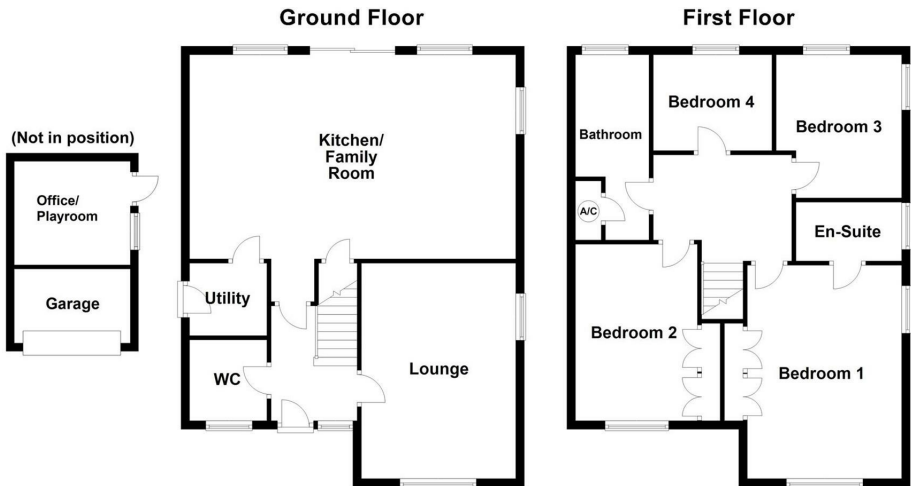
#### LOCAL AMENITIES

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

From Northampton town centre proceed in a easterly direction along the A5123 turning right at Becketts Park along the A428 Bedford Road. Continue to the Nene Valley roundabout taking the second exit onto the A45 proceeding towards Wellingborough. Take the third exit at junction 10 proceeding straight over the roundabout and proceeding up Northampton Road towards Earls Barton. Turn right onto West Street and continue down into the village past the Old Swan and turning right opposite the green onto Station Road and continue past the local shops and the Barker shoe factory to the bottom of Station Road and take the penultimate turning onto Thorpe Road. Take the first left continuing on Thorpe Road where the property can be found directly on the right hand side.

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Not to scale. For illustrative purposes only