



47 King Street | Earls Barton | NN6 0LQ



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Offers In The Region Of £245,000

A well proportioned and located semi detached house, enjoying a large southerly plot but requiring modernisation. Offered with no onward chain, the property presents an ideal base to create a family home in this popular village. The property briefly comprises of an entrance porch and hall, sitting room, kitchen/breakfast room, conservatory, utility and guest WC. To the first floor are three bedrooms and a bathroom. The property also offers off road parking for multiple vehicles and a large garage. Viewing is advised.

- Mature semi-detached house
- Scope for extension (subject to consents)
- Driveway & south facing garden
- No onward chain
- Requires improvement
- Gas radiator heating system

Storm porch with timber door and obscured glazing leading to

Entrance Porch

Windows to front and side, glass panelled door with side lights leading into

Entrance Hall

Window to side, radiator, stairs to first floor landing doors to kitchen and

Sitting Room

10'7" x 17'7" (3.24 x 5.37)

Windows to front and rear, radiator, feature stone fireplace with tiled hearth and mantle, space for fire or woodburner, wall lights, door leading into conservatory.

Kitchen

14'4" x 5'9" (4.39 x 1.76)

Fitted with a range of base and eye level units with wood effect rolled edge work surfaces above with matching upstands, inset polycarbonate sink and single drainer, space for cooker, space for under counter fridge, tiling to splash areas, understairs pantry, tiled flooring, windows to rear, opening into

Breakfast room

11'8" x 8'4" (3.58 x 2.56)

Window boxed recess to side, radiator, stone feature wall with gas fire, tiled flooring, door back to entrance hall.

Utility

Stainless steel sink and single drainer with matching taps above, base and eye level units, tiled splash areas, space and plumbing for washing machine, window and door to rear leading to garden.

Conservatory/Lean To

14'6" x 7'11" (4.43 x 2.43)

Windows to rear, wood panelling, access to kitchen, guest WC and utility areas, double PVC doors to rear garden and single PVC door to side.

WC

Window to side, low level WC, wood panelling.

First Floor Landing

Window to rear, loft access hatch, airing cupboard, doors to all first floor rooms.

Bedroom One

10'10" x 12'2" (3.31 x 3.73)

Window to front and boxed recess window to side, radiator, built in wardrobes, built in cupboard housing gas fired combination boiler.

Bedroom Two

11'0" x 9'1" (3.37 x 2.77)

Window to front, radiator, built in wardrobes

Bedroom Three

7'11" x 8'3" (2.43 x 2.54)

Window to rear, radiator, built in wardrobes

Bathroom

7'10" x 5'4" (2.41 x 1.63)

Fitted with a three piece comprising of a low level WC, hand wash basin and electric shower. Tiling to all walls and wet room flooring with upstands and drainage, shower seat, shower curtain, radiator, extractor fan, obscured glazed window to rear.

Outside

To the front of the house is a small garden laid to shingle enclosed by a low level picket fence, a concrete slabbed driveway leading to a wrought iron pedestrian gate and double timber gates providing access to further secure parking at the side of the property.

Rear Garden

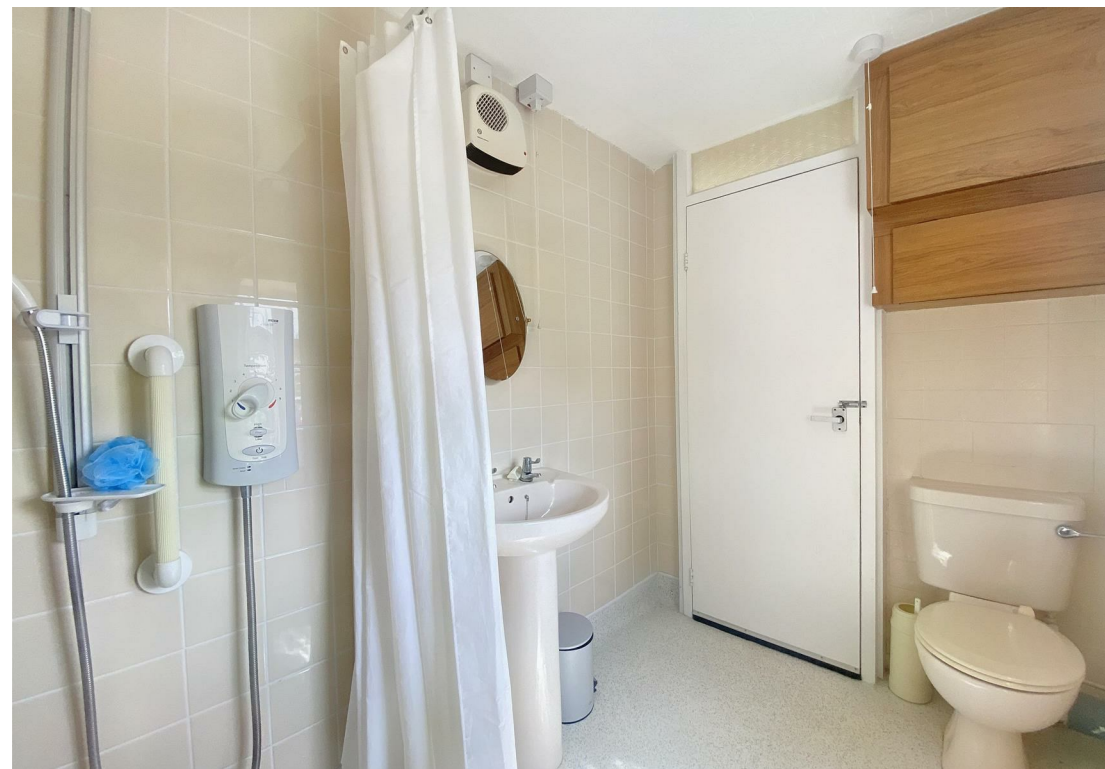
The garden is predominantly laid to hard standing made up of a combination of concrete slabs and shingle. Planted with mature shrubs, small trees and a number of roses. The whole is enclosed by timber fencing with a southerly aspect and is considered private.

Garage

11'3" x 20'6" (3.45 x 6.25)

Power and lighting, up and over door, pedestrian door to the side and opening to rear.





Further Information



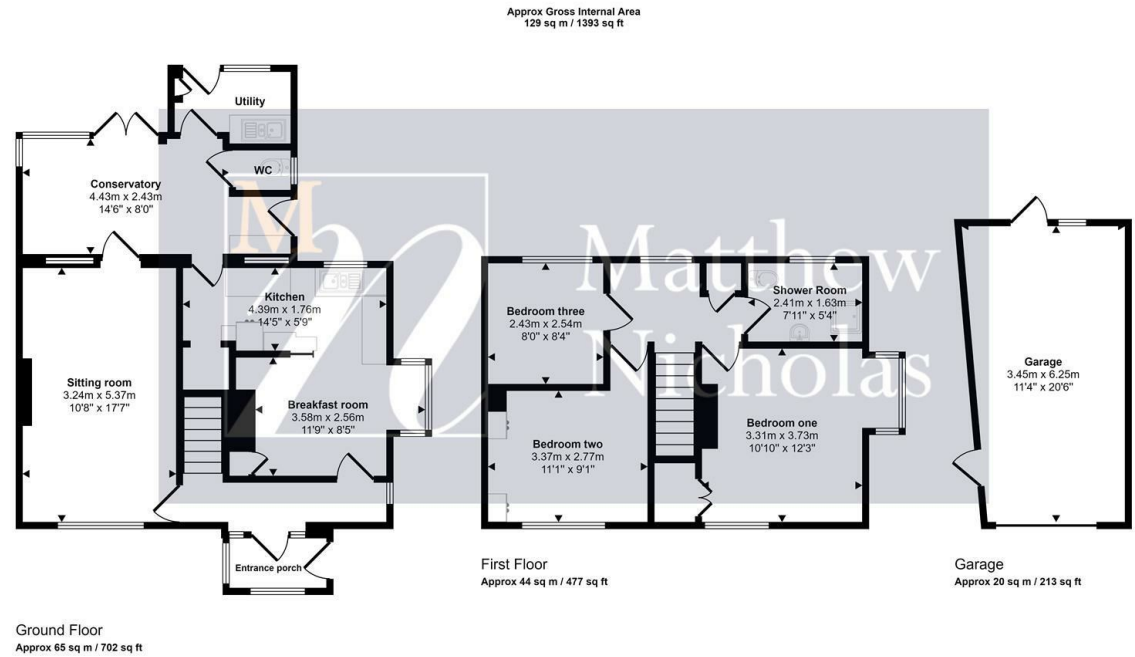
Local Authority: North Northamptonshire Council

Tax Band: B

Floor Area: 1393.00 sq ft

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	72
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
49	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	72
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
49	
EU Directive 2002/91/EC	



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Whilst every attempt has been made to ensure accuracy, Matthew Nicholas have provided descriptions, measurements, floorplans and photographs in good faith and accordance with the Consumer Protection from Unfair Trading Regulations 2008 (or the Business Protection from Misleading Marketing Regulations 2008 where applicable). A formal survey has not been carried out and they are intended as a guide only. As such, any information or pictures do not imply inclusion within a sale, any assurance as to their accuracy or any suggestion as to their working order. Any prospective purchaser is advised to ensure that any item of importance to them is checked with us prior to viewing and by their solicitor prior to exchange of contracts. Please contact Matthew Nicholas directly to obtain any information which may be available under the terms of The Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007.

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