



**Ground Floor**  
Main area: approx. 94.7 sq. metres (1019.0 sq. feet)  
Plus garages, approx. 35.4 sq. metres (381.1 sq. feet)



Main area: Approx. 173.1 sq. metres (1863.5 sq. feet)  
Plus garages, approx. 35.4 sq. metres (381.1 sq. feet)



This plan is a guide only to represent the layout of the property and is not totally to scale. The bathroom fittings and kitchen units may vary in shape and size.



## Cleavers View Earls Barton NN6 0FR Freehold Price £690,000

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.

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

**Irthlingborough Office**   
28 High Street Irthlingborough  
Northants NN9 5TN  
01933 651010

**Rushden Office**   
74 High Street Rushden  
Northants NN10 0PQ  
01933 480480



Situated in a cul de sac of just 14 houses in the village of Earls Barton is this impressive four bedroom detached built by Georgian House Designs to their Roade design which is offered in immaculate condition throughout. This property benefits from an impressive 21ft x 16ft kitchen/family/breakfast room with a range of built in appliances and granite worktops, ensuite shower rooms to bedrooms one and two, double glazed windows, under floor heating to ground floor, radiators to first floor and built in mirror fronted wardrobes to all bedrooms. Viewing is highly recommended to appreciate the size and condition. The accommodation briefly comprises entrance hall, cloakroom, lounge, dining room, study, kitchen/family/breakfast room, utility room, master bedroom with dressing room and ensuite shower room, bedroom two with ensuite shower room, two further bedrooms, bathroom, gardens to front and rear and double garage.

Enter via entrance door.

#### Entrance Hall

15' 0" max x 9' 8" max (4.57m x 2.95m)

Stairs to first floor landing with understairs cupboard, Karndean flooring, further cupboard, doors to.

#### Cloakroom

Comprising low flush W.C., wash basin set in vanity unit, Karndean flooring, extractor fan.

#### Lounge

17' 0" x 11' 8" (5.18m x 3.56m)

uPVC double doors to rear garden, T.V. point.

#### Dining Room

11' 9" x 9' 1" (3.58m x 2.77m)

Window to front aspect, T.V. point.

#### Study

11' 8" x 6' 11" (3.56m x 2.11m)

Window to front aspect.

#### Kitchen/Family/Breakfast Room

21' 10" x 16' 6" (6.65m x 5.03m) (This measurement includes area occupied by the kitchen units)

Comprising one and a half bowl single drainer sink unit with cupboards under, range of base and eye level units providing granite worksurfaces, built in electric double oven with separate microwave oven, built in hob in island and extractor fan over, integrated dishwasher and fridge/freezer, Karndean flooring, bi-folding door to rear garden, door to.

#### Utility Room

Comprising one and half bowl single drainer stainless steel sink unit with cupboards under, range of base and eye level units providing work surfaces, plumbing for washing machine, space for tumble dryer, uPVC door to side aspect, Karndean flooring, cupboard housing gas fired boiler serving central heating and domestic hot water, extractor fan.

#### First Floor Landing

Radiator, access to loft space, airing cupboard housing hot water cylinder, door to.

#### Bedroom One

13' 7" max x 11' 9" max (4.14m x 3.58m)

Window to front aspect, radiator, through to.

#### Dressing Room

Built in wall to wall mirror fronted wardrobes with clothes rail, radiator, window to side aspect, downlights to ceiling, door to.

#### Ensuite Shower Room

Comprising walk in tiled double shower enclosure, low flush W.C., wash hand basin, obscure glazed window to rear aspect, towel rail, downlights to ceiling, extractor fan.

#### Bedroom Two

10' 7" max x 10' 3" max (3.23m x 3.12m)

Window to rear aspect, built in mirror fronted wardrobes with clothes hanging rail, door to.

#### Ensuite Shower Room

Comprising tiled shower enclosure, low flush W.C., wash basin set in vanity unit, obscure glazed window to side aspect, towel rail, tiling to walls, extractor fan, downlights to ceiling, tiled floor.

#### Bedroom Three

9' 9" max x 9' 6" max (2.97m x 2.9m)

Window to front aspect, radiator, built in mirror fronted wardrobes.

#### Bedroom Four

9' 8" max x 9' 8" max (2.95m x 2.95m)

Window to front aspect, radiator, built in mirror fronted wardrobes.

#### Bathroom

Comprising 'P' shaped bath with shower over, low flush W.C., wash basin, towel rail, tiling to walls, downlights to ceiling, extractor fan.

#### Outside

Front - Artificial grass, bushes, driveway providing off road parking for six vehicles leading to.

Double Garage - Up and over electric door, power and light connected, eaves space, door to garden.

Rear - South West facing, patio area running width of property, mainly laid to lawn, various shrubs, plants and trees, large wooden decking, pedestrian gated access to front, electric socket points, water tap.

#### Energy Performance Rating

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

#### Council Tax

We understand the council tax is band F (£3,194 per annum. Charges for 2024/2025).

#### 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](http://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.**

