

9 Line Way
Earls Barton
Northampton
NN6 0HL

£615,000



OSCAR JAMES
...expect excellence



WHAT'S GREAT?

Nestled on the outskirts of Earls Barton, in the sought-after development of The Wickets, this impressive executive home, designed by Messrs David Wilson Homes, offers a perfect blend of modern living and spacious comfort. The property boasts an attractive three-storey layout, featuring five generously sized double bedrooms, making it an ideal choice for families seeking ample space.

Upon entering, you are greeted by a welcoming entrance hall that leads to a cloakroom w/c and provides access to all main rooms. The ground floor comprises two reception rooms, including a separate lounge and a versatile home office, perfect for remote working or study. The heart of the home is undoubtedly the expansive kitchen/dining/family room, designed for both entertaining and everyday living. This delightful space is enhanced by French doors that open onto the beautifully landscaped rear garden, seamlessly blending indoor and outdoor living.

The fully fitted kitchen is equipped with integral appliances and offers plenty of cupboard space, while a separate utility room adds convenience with direct access to the driveway and double garage. The first floor hosts three double bedrooms, including a principal suite with a walk-in dressing area and an ensuite bathroom. A further double bedroom enjoys picturesque views over the countryside and has access to a well-appointed family bathroom featuring a four-piece suite.

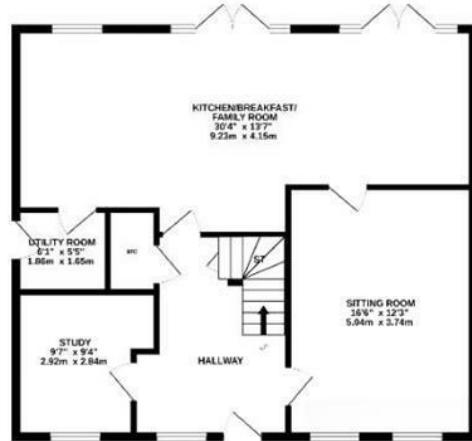
The second floor reveals two additional double bedrooms, complemented by a shower room, providing privacy and comfort for family members or guests. Outside, the property is surrounded by landscaped gardens, with off-road parking for several vehicles leading to the double garage.

This exceptional home is not only a testament to modern design but also offers a lifestyle of convenience and elegance. Viewing is highly recommended to fully appreciate all that this property has to offer.

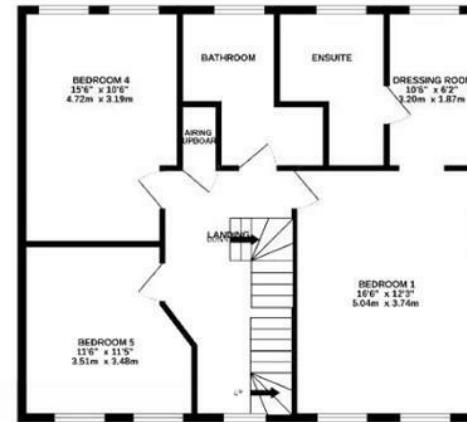
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Floor Plan

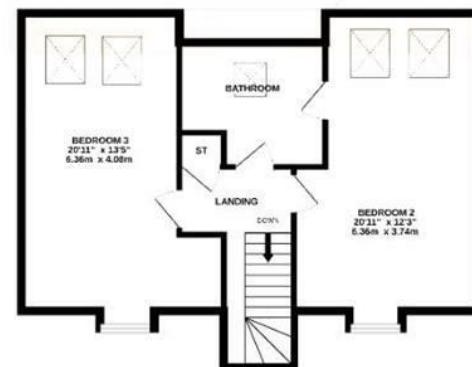
GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA : 2242 sq.ft. (208.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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AT A GLANCE...



Two Reception Rooms



Large Kitchen/Dining Family Room & Separate Utility Room



Five Double Bedrooms



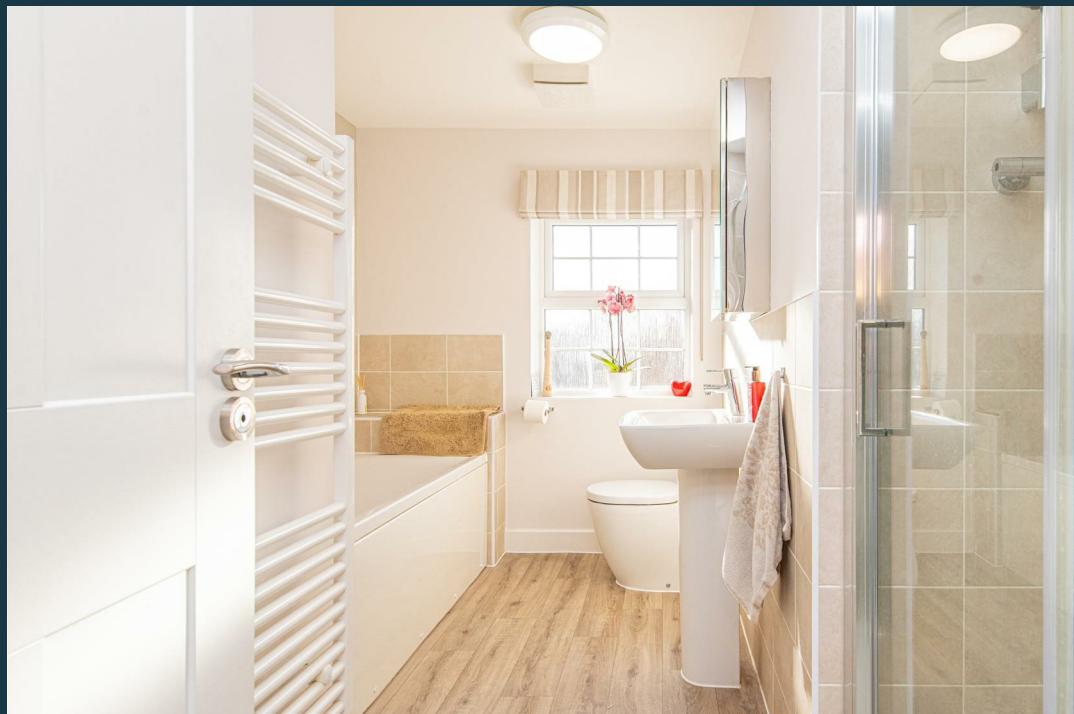
Cloakroom, Family Bathroom, Jake & Jill Bathroom & En-suite



Front & Rear Gardens



Double Garage & Off Road Parking





SELLER'S SECRET

We've loved living here the property really does offer the growing family a wealth of space that can adapt as the family matures.



OSCAR JAMES

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To buy or not to buy....

why we like it....

This Exceptional executive family home is located in rural village of Earls Barton with great access to both Northampton and Wellingborough, both with rail links to London.