

**59 Churchill Road
Earls Barton
NORTHAMPTON
NN6 0PQ**

Offers Over £500,000



- **DETACHED FAMILY HOME**
- **NO ONWARD CHAIN**
- **LARGE GARDEN ROOM**
- **ELECTRIC CHARGING POINT**
- **DOUBLE GARAGE**

- **EXTENDED SIX BEDROOM**
- **LANDSCAPED GARDENS**
- **OVERLOOKING FIELDS**
- **POPULAR VILLAGE LOCATION**
- **ENERGY EFFICIENCY RATING : D**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Horts are delighted to offer to market this lovely extended Underwood built family home in the popular area of Churchill Road in Earls Barton. Offered with no onward chain this spacious family home offers a lounge, dining room, garden room, kitchen, utility room and a downstairs cloakroom. To the first floor there are six bedrooms, master with en suite and a family bathroom. The home also benefits from a large double garage, driveway with parking for several cars and beautifully maintained and landscaped gardens. The location of this property boasts views over the countryside. Viewing is highly recommended.

Ground Floor

Entrance Porch

Enter via a composite double glazed front door with double glazed frosted side panel into the entrance porch with wooden flooring and glazed door to;

Hallway

With wooden flooring and radiator with stairs rising to the first floor and a built-in storage cupboard. Door to;

Downstairs Cloakroom

A modern two piece suite comprising of a WC and wash basin housed in a storage cabinet. A double glazed frosted window to the front aspect and part tiled walls.

Lounge

18'4" x 12'7" (5.60 x 3.86)

A double glazed bay window to the front aspect and a feature fireplace with an open fire. Two double radiators and an archway leading to;

Dining Room

9'11" x 9'8" (3.03 x 2.96)

Double glaze frosted window to the side aspect with double glazed French doors leading to;

Garden Room

13'10" x 11'9" (4.23 x 3.60)

A double glazed garden room overlooking the rear gardens and fields with wooden flooring and double glazed French doors leading to the rear patio and seating area. Fitted with an air-conditioning unit.

Kitchen

12'10" x 11'5" (3.93 x 3.49)

A range of floor and eyelevel kitchen units with matching wood effect worktops and complementary tiling. Single bowl Insert composite sink with Swan neck mixer taps. Built-in appliances to include a five ring gas hob, double oven, dishwasher and fridge. Double glazed window to the rear aspect and two built-in storage cupboards with tiled flooring and door to;

Utility Room

8'6" x 4'8" (2.61 x 1.44)

Inset sink unit with drainer with tiled flooring and a double glazed window to the rear aspect. Double glazed stable door leading to the rear patio. Built-in storage cupboard and internal door to garage.

First Floor

First Floor Landing

Split landing leading to first floor bedrooms.

Master Bedroom

14'7" x 12'1" (4.46 x 3.70)

A double glazed window to the front aspect with a radiator and ceiling spotlighting. Door to;

En Suite Shower Room

Three-piece modern suite comprising a WC, pedestal wash basin and a large walk-in shower cubicle. Double glazed obscure window to the side aspect with an upright, chrome radiator and ceiling spotlighting.

Bedroom Two

12'7" x 9'2" (3.85 x 2.80)

A double glazed window to the front aspect and a double radiator.

Bedroom Three

9'10" x 9'6" (3.02 x 2.91)

A double glazed window to the rear aspect and a double radiator.

Bedroom Four

9'11" x 8'7" (3.03 x 2.63)

A double glazed window to the rear aspect with a built-in storage cupboard and a radiator.

Bedroom Five

8'10" x 8'9" (2.71 x 2.67)

A double glazed window to the front aspect and a radiator.

Bedroom Six

12'2" x 6'8" (3.72 x 2.05)

A double glazed window to the rear aspect with laminate flooring, built-in, mirrored wardrobes and a double radiator.

Family Bathroom

A modern four piece suite comprising of a WC, pedestal wash basin, bath and a walk-in shower cubicle with tiling to water sensitive areas. Double glaze obscure window to the side aspect with an upright chrome radiator and ceiling spotlighting.

Externally

Front Garden

Beautifully landscaped, low maintenance front garden well stocked with mature bushes, trees and shrubs with an ornamental circular garden.

Off Road Parking

Large block paved driveway with parking for several cars leading to a double garage. There is also an EV charging point.

Rear Gardens

Beautifully landscaped rear gardens with a raised seating area with glass balustrades. There is a lower patio area and a separate seating area with a garden shed and lawn bordered by mature plants, bushes and shrubs. The gardens are overlooking rear farmland and fields. With gated rear access.

Double Garage

24'7" x 14'9" (7.5 x 4.5)

Double garage with electric roller shutter garage door and fitted with power and light. Glazed window to the rear aspect and an internal access door.

Local Information

Earls Barton

Located in Northamptonshire off the A45, 9 miles from the centre of Northampton and four miles from Wellingborough, Earls Barton has a population of 5,387 (as of 2021). This is a tranquil, friendly village with lovely views and plenty of open space for walking in the rec or surrounding areas. Like any good village essential requirements are all within walking distance or a short drive away.

The village is proud of its historic roots, All Saints Parish Church was built by the Saxons in 970 AD and is still in use today. More recently Earls Barton's claim to fame comes from making 'Kinky Boots' – the inspiration for the film bearing the same name.

The Soapbox Derby has been in the social calendar since 2018, an idea proposed to the Parish Council by a passionate 10-year-old resident. Roads are closed off for the race and this is now a much-anticipated village event for the fun, generosity and community spirit it brings.

The Annual Festival and Carnival in June is another popular event which includes – Literature, Comedy, a dog show and an Arts Exhibition. The Festival Fortnight is rounded off with a Carnival, stalls, beer tent and live music.

At the end of the year, you can enjoy Carols on the Square. A stage is set up for readings and a band. There are also song sheets for everyone to join in with the festive spirit.

Earls Barton is proud of its local independent enterprise led by Northamptonshire's long association with boots and shoemaking. There is also the renowned Apothocoffee Shop on the Square – a family business since 1870.

If you want to enjoy a great sense of community where the Parish Council is an active body of residents, representing local needs, look no further.

A move to Earls Barton will give you back your time and your peace of mind. There is an effortless blend between old English charm and modern amenities which makes living here a real joy.

Agents Notes

Council Tax Information

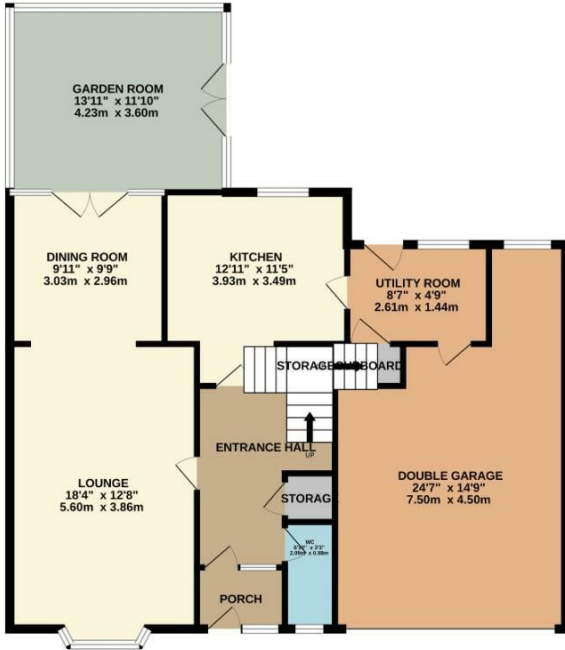
Local Authority: North Northamptonshire

Council Tax Band: E

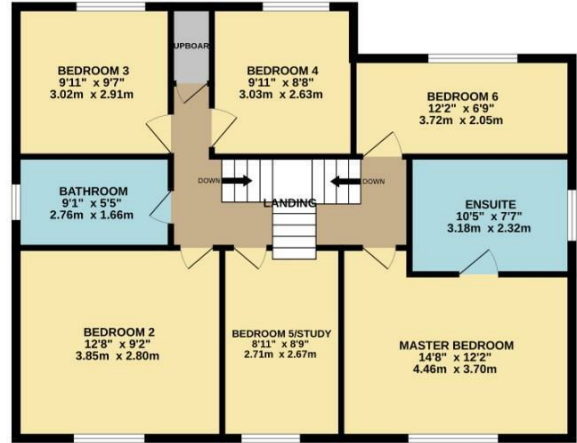




GROUND FLOOR
1119 sq.ft. (104.0 sq.m.) approx.



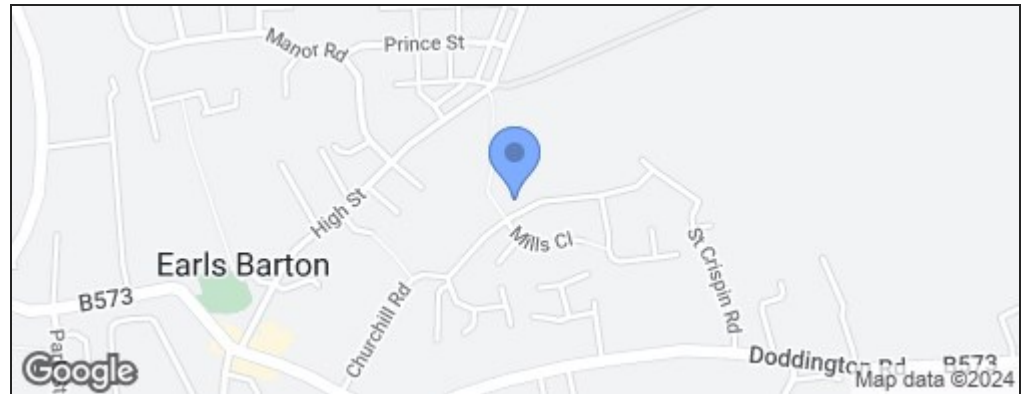
1ST FLOOR
950 sq.ft. (88.2 sq.m.) approx.



TOTAL FLOOR AREA : 2069 sq.ft. (192.2 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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| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 77 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 62 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.