

**14 Clare Close
Earls Barton
NORTHAMPTON
NN6 0PP**

£320,000



- **DETACHED BUNGALOW**
- **NO ONWARD CHAIN**
- **STUNNING VIEWS**
- **CONSERVATORY**

- **TWO BEDROOMS**
- **VILLAGE LOCATION**
- **OFF ROAD PARKING**
- **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 two bedroom detached bungalow in a quiet cul-de-sac location with stunning views over open countryside. Offered with no onward chain this bungalow consists of two bedrooms, lounge, kitchen, conservatory and shower room . There is also front, side and rear gardens and ample off road parking. Viewing is highly recommended.

Ground Floor

Entrance Hallway

Enter via a double glazed front door into the entrance hallway with a built-in storage cupboard, housing the central heating boiler. Loft access and a single radiator. Door to;

Lounge

17'2" x 9'10" (5.24 x 3.02)

A feature fireplace with a built-in electric fire. Double glazed French doors with double glazed side panels leading into the conservatory. Double radiator and door to;

Kitchen

8'11" x 7'7" (2.72 x 2.33)

A range of floor and eye-level kitchen units with a built-in appliances to include a ceramic hob, electric oven, fridge/freezer and plumbing for washing machine and dishwasher. Inset single bowl sink with drainer and mixer taps. Double glazed window to the side aspect and a double glazed door leading to the rear garden.

Shower Room

A three-piece modern suite comprising a WC, wash basin housed in a storage unit and a walk-in shower cubicle with fully tiled walls. A built-in storage cupboard and a single radiator with a double glazed obscure window to the side aspect.

Conservatory

14'1" x 10'2" (4.30 x 3.11)

A large UPVC and brick built conservatory with double glazed French doors leading to the rear patio area and tiled flooring. Stunning views overlooking open countryside.

Bedroom One

13'6" x 9'10" (4.14 x 3.02)

A double glazed windows to the front aspect with a built-in storage cupboard, built-in wardrobes and a double radiator.

Bedroom Two

10'5" x 9'6" (3.18 x 2.91)

Double glazed window to the front aspect and a radiator.

Externally

Front Garden

Low maintenance, well maintained front garden bordered with mature bushes, shrubs and plants with an ornamental planting area with mature bushes and trees.

Side and Rear Gardens

Side and rear gardens with a lawn area to the side and decking and seating areas to the rear offering stunning views over open countryside. Garden shed and gated side access.

Side garden with a lawn, side, garden

Off Road Parking

Off road parking block paved driveway with parking for at least two cars.

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

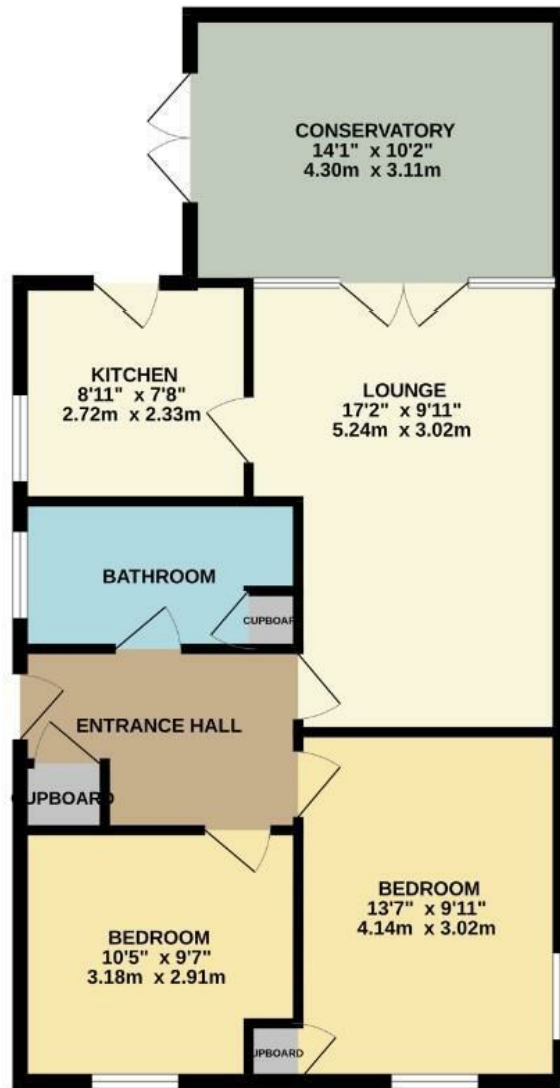
Council Tax Information

Local Authority: North Northamptonshire

Council Tax Band: C



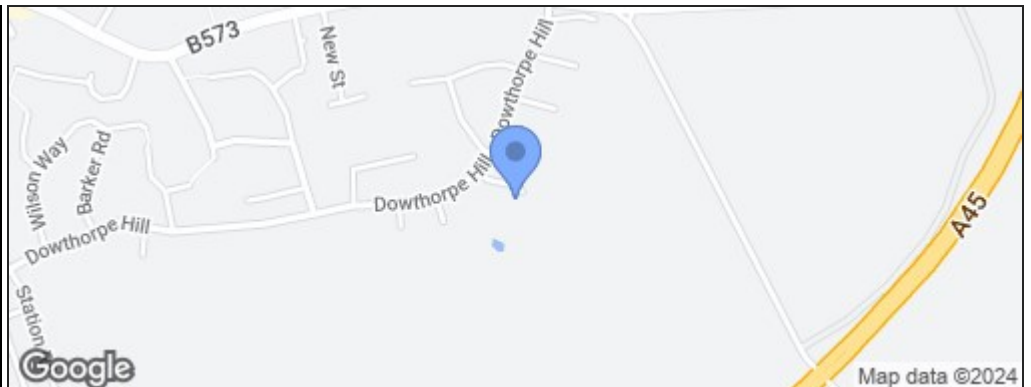
GROUND FLOOR
771 sq.ft. (71.7 sq.m.) approx.



TOTAL FLOOR AREA: 771 sq.ft. (71.7 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.
Made with Metropix ©2023

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		65	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.