

**35 Clarke Court
Earls Barton
NORTHAMPTON
NN6 0LX**

£525,000



- **DETACHED FAMILY HOME**
- **LOVELY VILLAGE LOCATION**
- **STUDY**
- **KITCHEN/DINER**
- **CUL-DE-SAC LOCATION**

- **FOUR BEDROOMS**
- **LARGE GARDEN ROOM**
- **DOUBLE GARAGE**
- **EN-SUITE**
- **ENERGY EFFICIENCY RATING : E**

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 spacious and lovingly cared for family home in the sought after village of Earls Barton situated in a quiet cul-de-sac location. This lovely home offers spacious living accommodation including a lounge, kitchen/diner, large garden room, study, utility room and a downstairs cloakroom on the ground floor. To the first floor there are four good sized bedrooms, master with en-suite, and a family bathroom. Outside there are front and rear gardens and a detached double garage. Viewing is highly recommended

Ground Floor

Entrance Hallway

Enter via a double glazed UPVC front door into the entrance hallway with stairs rising to the first floor. Oak flooring and a radiator. Door to;

Study

9'3" x 8'9" (2.83 x 2.69)

Dual aspect double glazed windows to front and side. Double radiator and Oak flooring.

Downstairs Cloakroom

Two piece modern suite comprising a WC and wash basin with tiling to walls and Oak flooring. Double glazed obscure window to the side aspect and a radiator.

Lounge

21'0" x 11'5" (6.42 x 3.49)

A feature fireplace with a living flame gas fire. Double glazed bay window to the front aspect. Wall lighting, radiator and double glazed patio doors leading to the garden room.

Kitchen/Diner

21'4" x 12'9" (6.51 x 3.91)

A range of floor and eyelevel Shaker style kitchen units with matching Granite worktops and splashbacks. An Inset one and a half bowl sink unit with Swan neck mixer taps. Built-in appliances to include a double oven, hob, dishwasher, fridge and freezer. Double glazed window to the rear aspect and double glazed French doors leading to the garden room. Tiled flooring and ceiling spotlighting with door to;

Utility Room

A range of floor and eyelevel Shaker style units with Granite worktops with a single bowl Inset sink with drainer and Swan neck mixer tap. Tiled flooring and radiator with plumbing for washing machine. Double glazed window to the side aspect and a double glazed door leading to the rear gardens.

Garden Room

21'8" x 13'4" (6.62 x 4.08)

A large garden room overlooking the rear gardens with Oak flooring and ceiling roof lights. Double glazed door to the side with double glazed French doors leading to the side aspect. Ceiling spotlighting and two electric radiators.

First Floor

First Floor Landing

A double glazed window to the front aspect with a built-in airing cupboard and loft access.

Master Bedroom

12'7" x 9'4" (3.86 x 2.85)

A double glazed window to the rear aspect with two built-in double wardrobes. Radiator and door to;

En Suite Shower Room

A modern three piece suite comprising a WC and wash basin and housed in a vanity unit with cupboards under. A large walk in shower cubicle with fully tiled walls and flooring. Double glazed obscure window to the side aspect and an upright chrome radiator.

Bedroom Two

11'6" x 11'8" (3.52 x 3.56)

A double glazed bay window to the front aspect with built-in double wardrobes and a radiator.

Bedroom Three

11'6" x 9'4" (3.51 x 2.85)

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

Bedroom Four

9'5" x 6'11" (2.88 x 2.12)

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

Family Bathroom

A three-piece modern suite comprising a WC and wash basin housed in a vanity unit with storage under and a bath. Fully tiled walls and flooring with a double glazed window to the front aspect and an upright chrome radiator.

Externally

Front Garden

Mainly laid to lawn with mature bushes and shrubs with a block paved driveway leading to the double garage. Gated access to the rear garden.

Rear Garden

Well established rear garden mainly laid to lawn and stocked with mature trees, bushes and shrubs with two separate patio areas and a large side area with a garden shed. Door access into the double garage.

Double Garage

Detached double garage with an electric garage door. Fitted with power and light and a rear 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

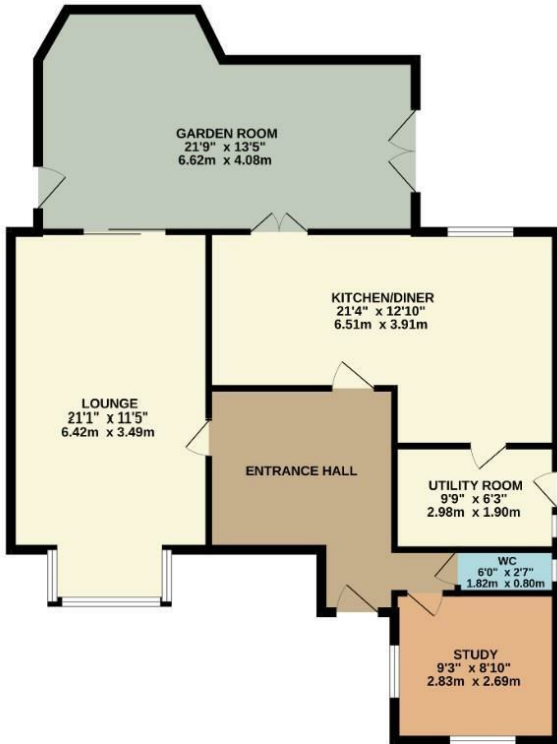
Local Authority: North Northamptonshire Wellingborough Area

Council Tax Band: E

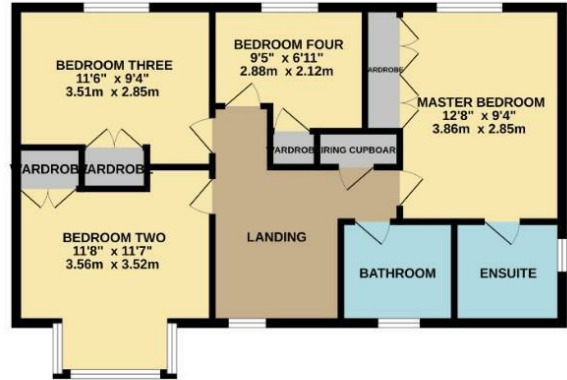




GROUND FLOOR
1039 sq.ft. (96.5 sq.m.) approx.



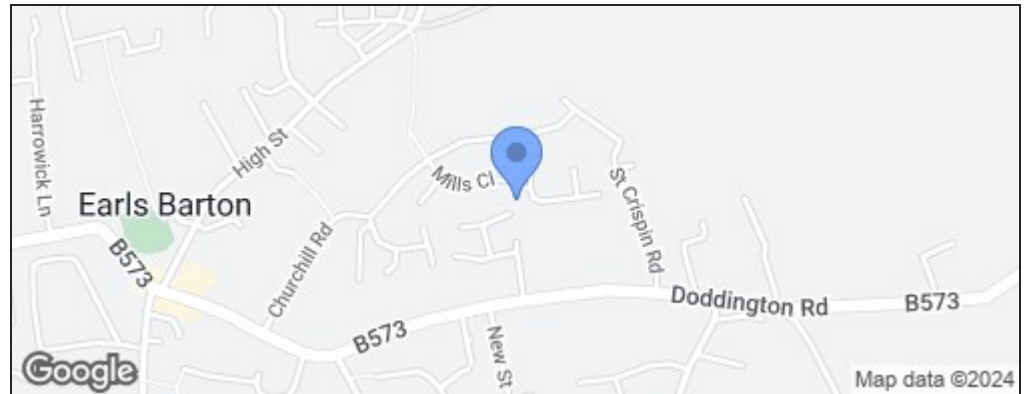
1ST FLOOR
646 sq.ft. (60.0 sq.m.) approx.



TOTAL FLOOR AREA: 1685 sq.ft. (156.5 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
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.