

**24 St. Crispin Road  
Earls Barton  
NORTHAMPTON  
NN6 0PG**

**£390,000**



- **DETACHED HOME**
- **CONVERTED GARAGE**
- **CONSERVATORY**
- **CUL-DE-SAC LOCATION**
- **NEEDS UPDATING**

- **FOUR/FIVE BEDROOMS**
- **KITCHEN/DINER**
- **EN-SUITE**
- **POPULAR VILLAGE LOCATION**
- **ENERGY EFFICIENCY RATING : TBC**

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

Horts are delighted to offer to market this rarely available four/five bedroom detached home in the sought after village of Earls Barton. In need of some updating this family home consists of a lounge, kitchen/diner, utility room, downstairs cloakroom, conservatory and a study/playroom/5th bedroom on the ground floor. Upstairs there are four bedrooms, master with en-suite and a family bathroom. Externally there are front and rear gardens with off road parking for two cars. Viewing is highly recommended.

## **Ground Floor**

### **Entrance Hallway**

Enter via a UPVC double glazed front door with a double glazed side panel into the entrance hallway with stairs rising to first floor and an under stairs cupboard. Double radiator and door to;

### **Study/Bedroom**

13'5" x 7'11" (4.11 x 2.43)

Double glazed window to the front aspect and built-in wardrobes/storage.

### **Lounge**

16'6" x 10'7" (5.05 x 3.24)

A feature fireplace with a log burning stove and tiled hearth. Double glazed window to the front aspect and a double radiator.

### **Kitchen/Diner**

21'6" x 9'11" (6.56 x 3.04)

A range of floor and eyelevel kitchen units with matching worktops and complementary splashback. Built-in range oven with plumbing for dishwasher and built-in wine rack. Double glazed window to the rear aspect and double glazed French doors leading to the conservatory. A single bowl inset sink unit with drainer and mixer taps. Door to;

### **Utility Room**

Utility room with plumbing for washing machine and tumble dryer with worktops and complementary tiling. Double glazed door leading to side aspect. Wall mounted central heating boiler. Door to;

### **Downstairs Cloakroom**

Two piece modern suite comprising a WC and pedestal wash basin with a single radiator and double glazed obscure window to the side aspect.

### **Conservatory**

19'8" x 9'10" (6.01 x 3)

UPVC and brick built conservatory with double glazed French doors leading into the rear garden with tiled flooring and lighting.

## **First Floor**

### **First Floor Landing**

A built in airing cupboard and loft access

### **Master Bedroom**

15'7" x 11'3" (4.75 x 3.44)

Built-in double wardrobes and a separate storage cupboard. Double glazed windows to the front aspect with a double radiator and door to;

**En Suite**

Three piece suite with a WC, wash basin and a walk in shower cubicle. Double glazed obscure window to front aspect. Currently the suite is not in place but all plumbing is in place ready for a new suite to be fitted

**Bedroom Two**

14'2" x 8'2" (4.33 x 2.50)

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

**Bedroom Three**

11'4" x 7'7" (3.47 x 2.32)

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

**Bedroom Four**

11'4" x 7'11" (3.46 x 2.42)

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

**Family Bathroom**

A three piece suite comprising a WC, pedestal wash basin and a bath with shower over and shower screen. Tiling to water sensitive areas with a single radiator and a double glazed obscure window to the rear aspect.

**Externally****Front Garden/Parking**

Mainly block paved with parking for at least two cars.

**Rear Garden**

Totally enclosed rear garden with a lawn area and a raised patio area. There is also a separate seating area and gated side access.

**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**

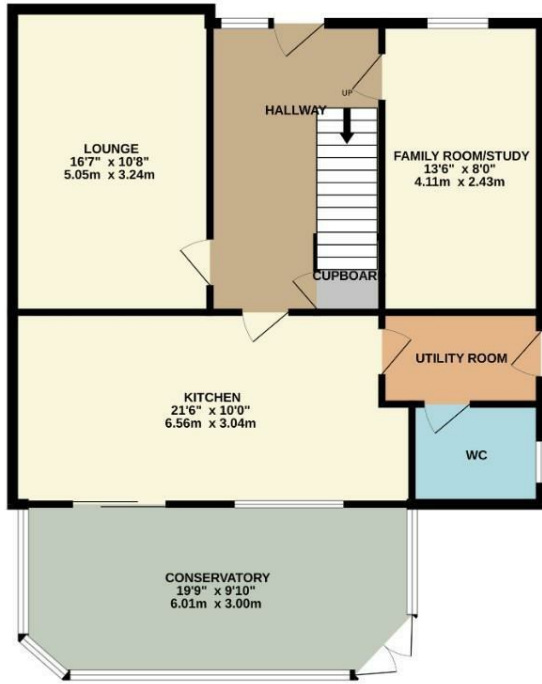
Local Authority: North Northamptonshire

Council Tax Band: D

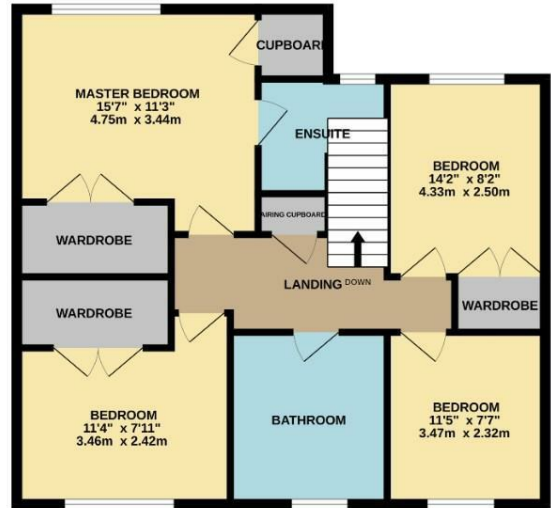




GROUND FLOOR  
946 sq.ft. (87.9 sq.m.) approx.



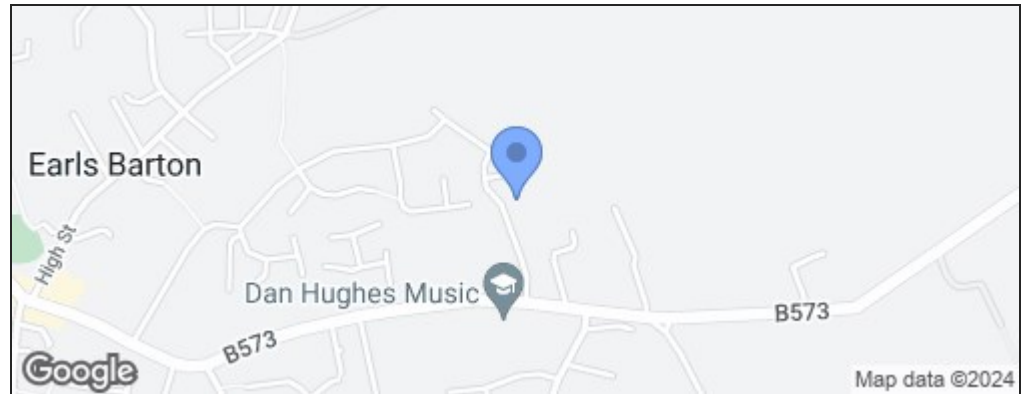
1ST FLOOR  
726 sq.ft. (67.5 sq.m.) approx.



TOTAL FLOOR AREA: 1673 sq.ft. (155.4 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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.