

**12 New Street
Earls Barton
NORTHAMPTON
NN6 0NN**

£289,995



- **FOUR BEDROOMS**
- **VILLAGE LOCATION**
- **ORIGINAL FEATURES**
- **OPEN PLAN LOUNGE/DINER**
- **REFITTED KITCHEN AND BATHROOM**

- **VICTORIAN END OF TERRACE**
- **OFF ROAD PARKING**
- **LOG BURNING STOVE**
- **GOOD SIZE GARDEN**
- **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 pleased to bring to market this lovely four bedroom Victorian property which has been lovingly restored by its current owners. Offering four bedrooms, an open plan lounge/diner, refitted kitchen and bathroom and a good size rear garden and off road parking. Located in a quiet road in the sought after village of Earls Barton this home needs to be seen to be appreciated. Viewing is essential.

Ground Floor

Storm Porch

Enter via a storm porch through a double glazed front door into;

Entrance Hallway

Entrance hallway with Karndean flooring with stairs rising to the first floor and a radiator. Door to;

Lounge/Dining Room

25'3" x 12'0" (7.70 x 3.66)

An open plan lounge/diner with a double glazed bay window to the front aspect and a double glazed window to the rear. Feature brick built fireplace with a log burning stove. Stripped wooden flooring and pine doors. Built-in storage cupboard and door to;

Kitchen

12'8" x 8'5" (3.88 x 2.57)

A fully fitted kitchen with a range of floor and eyelevel kitchen units with matching worktops and complementary tiling. Plumbing for washing machine and a dishwasher with an inset Belfast sink with Swan neck mixer taps. Double glazed window to side aspect and double glazed door leading to the rear garden. Door to;

Family Bathroom

A modern four piece suite comprising WC, pedestal wash-basin, a bath with shower attachment and a walk-in shower cubicle. Tiling to water sensitive areas with a single radiator and a chrome towel radiator. Double glazed window to the side aspect. Ceiling spotlighting and underfloor heating.

First Floor

First Floor Landing

First floor landing with stairs rising to the top floor.

Bedroom One

15'9" c 11'0" (4.82 c 3.36)

Two double glazed windows to the front aspect and a double radiator with a feature original fireplace and a built-in storage cupboard.

Bedroom Two

11'8" x 9'10" (3.58 x 3)

A double glazed window to the rear aspect with a feature original fireplace and a double radiator.

Bedroom Three

8'8" x 8'6" (2.66 x 2.61)

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

Cloakroom

A modern two piece suite comprising a WC and a wash basin housed in a storage cabinet. Tiling to water sensitive areas and laminate flooring with ceiling spotlighting.

Top Floor

Top Floor Landing

A double glazed window to the front aspect and a built-in storage cupboard. Door to;

Bedroom Four

15'0" x 9'6" (4.59 x 2.90)

Double glazed windows to the front and rear aspect with a double radiator and a built-in wardrobe. Built in storage cupboard/WC which has plumbing to add a WC.

Externally

Front Garden

Low maintenance front garden with a low level brick wall.

Rear Garden

Low maintenance the rear garden with gated rear access and patio and lawn area with a large garden shed (to be negotiated separately) and a small garden shed. Garden is bordered with mature, bushes, plants and shrubs.

Off Road Parking

There is an off road parking space to the rear of the property accessed via a service road

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

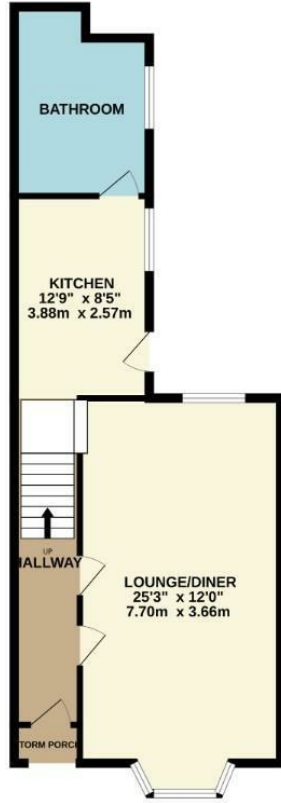
Local Authority: North Northamptonshire Wellingborough Area

Council Tax Band: A





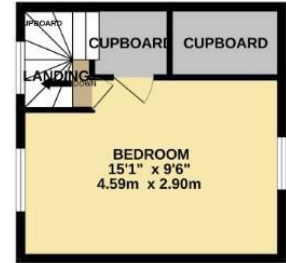
GROUND FLOOR
597 sq. ft. (55.5 sq.m.) approx.



1ST FLOOR
494 sq. ft. (45.9 sq.m.) approx.



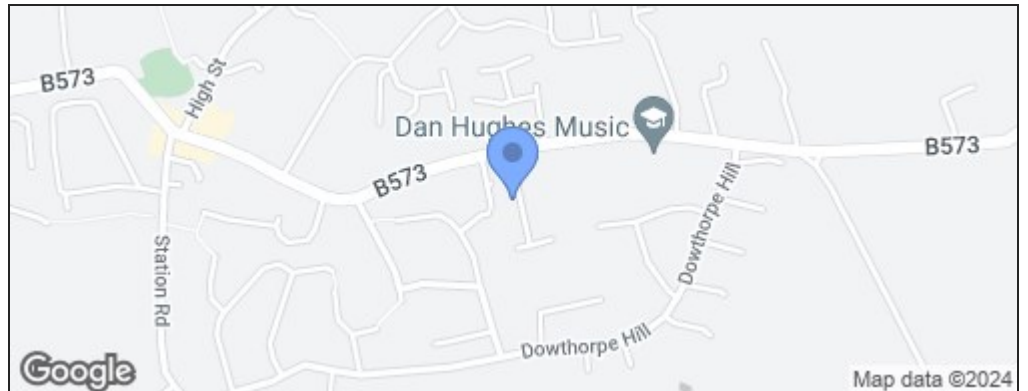
2ND FLOOR
261 sq. ft. (24.2 sq.m.) approx.



TOTAL FLOOR AREA : 1352 sq. ft. (125.6 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		73
(55-68)	D		
(39-54)	E	49	
(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.