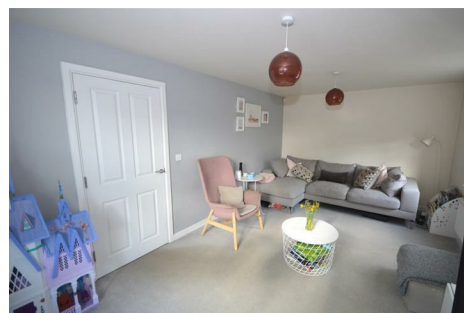


**2 Waples Close
Earls Barton
NORTHAMPTON
NN6 0FQ**

£350,000



- **THREE BEDROOMS**
- **OFF ROAD PARKING**
- **KITCHEN/DINER**
- **UTILITY ROOM**

- **SEMI DETACHED**
- **EN-SUITE**
- **NEARLY NEW**
- **ENERGY EFFICIENCY RATING : B**

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 three bedroom David Wilson built home on The Wickets development in the sought after village of Earls Barton. Offering a living room, kitchen/diner, utility room and downstairs cloakroom to the ground floor. With three bedrooms, master with en suite, and a family bathroom on the first floor. To the outside there are front and rear gardens and two off road parking spaces. Viewing is highly recommended.

Ground Floor

Entrance Hallway

Enter via a composite front door into the entrance hallway with stairs rising to the first floor. High gloss tiled flooring and a radiator. Door to;

Living Room

17'10" x 10'7" (5.44 x 3.23)

Dual aspect double glazed windows to the front and side and a radiator.

Kitchen/Dining Room

17'10" x 10'3" (5.44 x 3.13)

A range of floor and eyelevel kitchen units with matching worktops and complementary splashbacks. Built-in appliances to include gas hob and electric oven, dishwasher and fridge freezer. Dual aspect double glazed windows to the side and rear with double glazed French doors leading to the rear garden. High gloss tiled flooring and a single bowl inset sink with drainer and Swan neck mixer taps. Ceiling spotlighting and door to;

Utility Room

A range of floor and eyelevel units with plumbing for washing machine and a single radiator.

Downstairs Cloakroom

A modern two piece suite comprising a WC and wash basin with high gloss tiled flooring, ceiling spotlighting and a single radiator.

First Floor

First Floor Landing

First floor landing with built-in airing cupboard and loft access.

Master Bedroom

14'2" x 13'3" (4.34 x 4.04)

Double glazed window to the front aspect with a double radiator and door to;

En-Suite Shower Room

Three piece modern suite comprising of a WC, pedestal wash basin and a walk-in shower cubicle with tiling to water sensitive areas. Upright towel radiator and a double glazed obscure window to the front aspect.

Bedroom Two

10'10" x 9'9" (3.32 x 2.98)

Double glazed window to the side aspect with a built-in storage cupboard and a radiator.

Bedroom Three

8'11" x 7'4" (2.72 x 2.25)

Double glazed window to the side aspect and a radiator.

Family Bathroom

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

Externally

Front Garden

Mainly laid to lawn with mature bushes, shrubs and plants.

Rear Garden

A walled rear garden mainly laid to lawn with a patio area and decking with a garden shed and gated rear access.

Off Road Parking

Two allocated off road parking spaces to the rear of the property

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

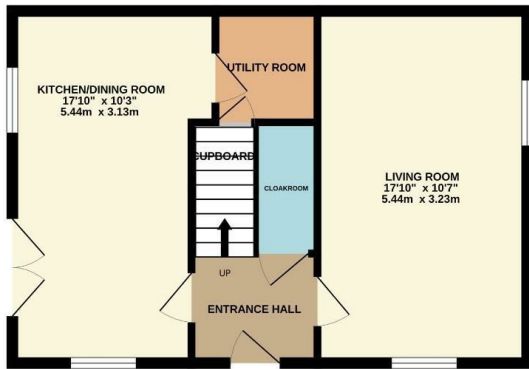
Local Authority: North Northamptonshire

Council Tax Band: C

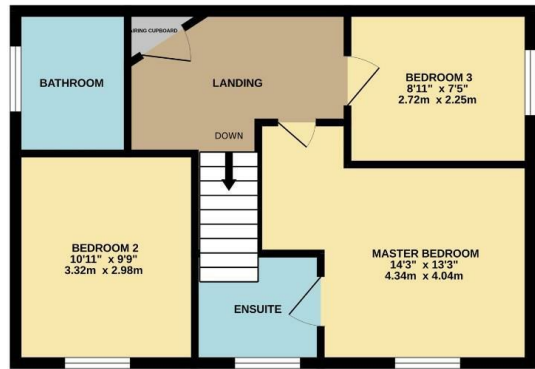




GROUND FLOOR
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.2 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			95
(81-91) B		84	
(69-80) C			
(55-68) D			
(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.