

**1 Ward Street
Earls Barton
NORTHAMPTON
NN6 0JW**

£465,000



- **DETACHED FAMILY HOME**
- **EN-SUITE**
- **STUDY**
- **SINGLE GARAGE**
- **POPULAR VILLAGE LOCATION**

- **FOUR BEDROOMS**
- **KITCHEN/DINING ROOM**
- **UTILITY ROOM**
- **BEAUTIFULLY MAINTAINED GARDENS**
- **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 beautifully cared for and maintained four bedroom detached family home in the ever popular village of Earls Barton. Located on the popular Wickets development this home consists of a living room, kitchen/dining room, utility room, study and downstairs cloakroom. To the first floor there are 4 double bedrooms, master with en suite and dressing area and a family bathroom. Outside there are beautifully maintained and landscaped front, rear and side gardens and a driveway with parking for two cars leading to a single garage. Viewing is highly recommended.

Ground Floor

Entrance Hallway

Enter via a composite front door into the entrance hallway with stairs rising to first floor, radiator, built-in double storage cupboard and door to;

Kitchen/Dining Room

22'0" x 14'10" (6.73 x 4.54)

A range of floor and eyelevel kitchen units with matching worktops and complementary tiling. Built-in appliances to include a six ring gas hob, double oven, dishwasher and fridge freezer. Double glazed dual aspect windows to front and rear. Inset sink with drainer and mixer taps and a double radiator. Door to;

Utility Room

7'6" x 5'0" (2.31 x 1.54)

A range of floor and eyelevel kitchen units with matching worktops and complementary tiling. Inset single bowl sink with drainer. Plumbing for washing machine and tumble dryer. Double glazed door leading to the rear garden.

Living Room

17'11" x 13'10" (5.48 x 4.22)

Dual aspect double glazed windows to the rear and side with double glazed French doors leading to the rear patio and gardens. Double radiator.

Study

9'5" x 8'1" (2.89 x 2.48)

Double glazed window to the front aspect and a radiator.

Downstairs Cloakroom

Two piece suite comprising a WC and pedestal wash basin with tiling to water sensitive areas. Double glazed obscure window to the side aspect and a single radiator.

First Floor

First Floor Landing

Built-in airing cupboard and loft access.

Master Bedroom Suite

18'4" x 11'9" (5.59 x 3.59)

A range of fitted wardrobes and dual aspect double glazed windows. Radiator and door to;

En-Suite Shower Room

A modern three piece suite comprising WC, pedestal wash basin and a large shower cubicle with tiling to water sensitive areas. An upright towel radiator with a double glazed window to the side and ceiling spotlighting.

Bedroom Two

17'1" x 9'5" (5.23 x 2.88)

Two double glazed windows to the front aspect and a double radiator with a built-in double wardrobe.

Bedroom Three

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

Bedroom Four

12'0" x 10'10" (3.66 x 3.31)

Double glazed window to the rear aspect and a radiator.

Family Bathroom

Modern four piece suite comprising a WC, pedestal wash basin, bath with shower attachment and shower screen and a large walk-in shower cubicle. With tiling to water sensitive areas and an upright towel radiator. Double glazed obscure window to the rear aspect.

Externally

Front and Side Gardens

The front gardens is stocked with plants and bushes and the side garden plot is mainly laid to lawn with mature trees, bushes and shrubs.

Rear Gardens

Beautifully landscaped and cared for rear gardens which is mainly laid to lawn and stocked with many trees, shrubs, bushes and plants. There are various seating areas around the garden including a patio area and decked area. There is also gated side access, with outside tap and electrics. There is also a hot tub in the rear garden.

Driveway and Garage

To the side of the property is a driveway with parking for at least two cars leading to the single garage. The garage has an up and over door and fitted with power and light. The garage also benefits from eaves storage.

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

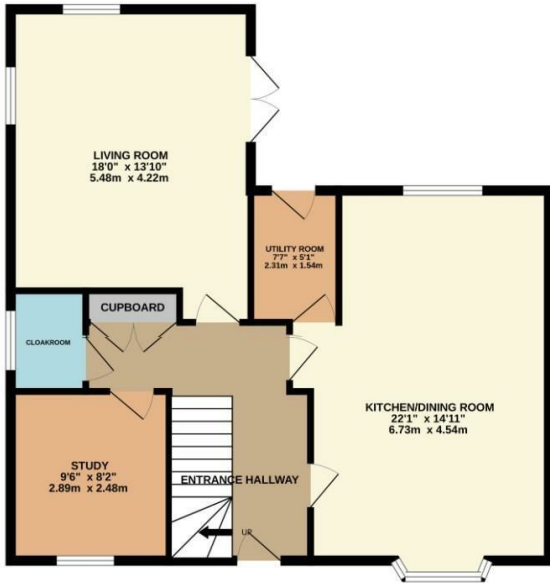
Local Authority: North Northamptonshire

Council Tax Band: E

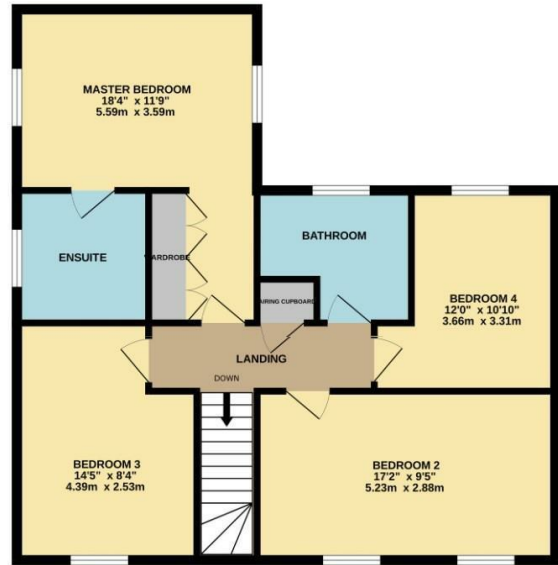




GROUND FLOOR
804 sq.ft. (74.7 sq.m.) approx.



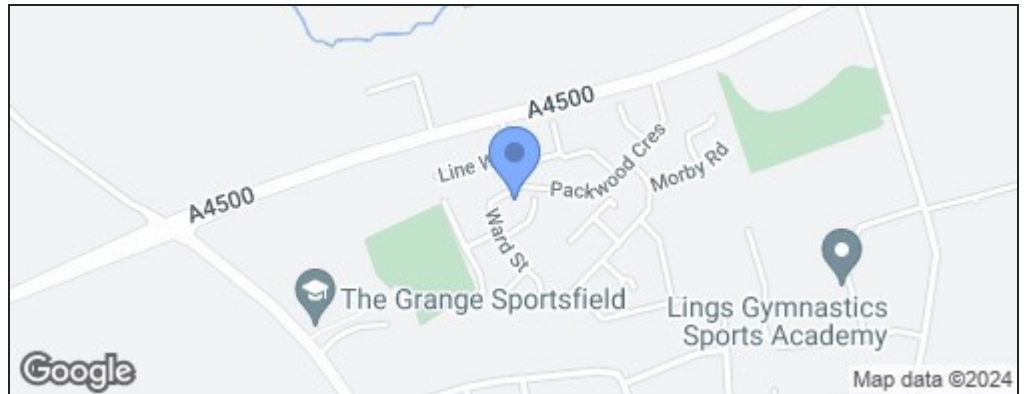
1ST FLOOR
800 sq.ft. (74.3 sq.m.) approx.



TOTAL FLOOR AREA : 1604 sq.ft. (149.0 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 | | 92 |
| (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 firms employment has the authority to make or give any representation or warranty in respect of the property.