

**8 Gray Close
Earls Barton
NORTHAMPTON
NN6 0PT**

£340,000



- **FOUR BEDROOMS**
- **EXTENDED AND SPACIOUS**
- **BRICK BUILT WORKSHOP**
- **TWO RECEPTION ROOMS**
- **QUIET CUL DE SAC LOCATION**

- **SEMI DETACHED**
- **GARAGE AND OFF ROAD PARKING**
- **THREE BATHROOMS**
- **VILLAGE LOCATION**
- **ENERGY EFFICIENCY RATING : TBC**

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 extended family home in the sought after village of Earls Barton, This family home has been tastefully extended by its current owners to offer a large living room, open plan kitchen/breakfast room and a downstairs shower room. To the first floor there are four bedrooms, master with en-suite and a family bathroom. The home also benefits from a single garage and off road parking with an enclosed rear garden with a brick built workshop. Viewing is highly recommended.

Ground Floor

Entrance Hallway

Enter via a double glazed front door into the entrance hallway with double glazed side panels. Stairs rising to to first floor with a understairs storage cupboard and a double radiator and ceiling spotlighting. Door to garage and door to;

Living Room

23'5" x 10'7" (7.16 x 3.24)

Double glazed window to the front aspect with LVT flooring and a log burning stove. Two double radiators and double doors leading to;

Breakfast Room

13'0" x 8'0" (3.98 x 2.45)

Double glazed French doors leading to rear garden and a double glazed door leading into the rear garden. Double radiator, LVT flooring and two roof lights. Opening to;

Kitchen

12'4" x 8'1" (3.78 x 2.47)

A range of floor and eyelevel Shaker style kitchen units with matching worktops and complementary tiling. Built-in appliances to include a five ring gas hob and double electric oven. Plumbing for washing machine and dishwasher. Inset one and a half bowl sink unit with drainer and Swan neck mixer taps. Double glazed window to the side aspect with ceiling spotlighting and LVT flooring.

Downstairs Shower Room

Three piece suite comprising a WC, wash basin and a shower with tiled walls and flooring. Built-in storage cupboard and roof light.

First Floor

First Floor Landing

First floor landing with a loft access with a loft ladder and airing cupboard.

Master Bedroom

17'5" x 8'1" (5.32 x 2.48)

Double glazed window to the front aspect and a double radiator. Door to;

En Suite

A modern three piece suite comprising a WC, pedestal wash basin and a large walk-in shower cubicle with brick effect tiling to water sensitive areas. Chrome radiator and a double glazed obscure window to rear aspect with ceiling spotlighting.

Bedroom Two

11'10" x 10'4" (3.61 x 3.17)

A range of wall to wall built-in wardrobes with a double glazed window to the front aspect and a single radiator.

Bedroom Three

10'6" x 8'9" (3.21 x 2.67)

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

Bedroom Four

8'6" x 6'11" (2.60 x 2.12)

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

Family Bathroom

A three piece suite comprising a WC, pedestal wash basin and a bath with shower over. Fully tiled walls with ceiling spotlighting. A double glazed obscure window to the rear aspect and an upright chrome towel radiator.

Externally

Front Garden

A block paved front garden with parking for at least two cars with a border of mature bushes and shrubs.

Rear Garden

Enclosed garden mainly laid to lawn with a patio area and wood store. There is also a brick built workshop fitted with power and electrics and a roller shutter electric door. The garden is also stocked with mature trees bushes and shrubs.

Garage

Single garage with electric roller shutter doors to front and rear. Fitted with power and light and an internal 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.

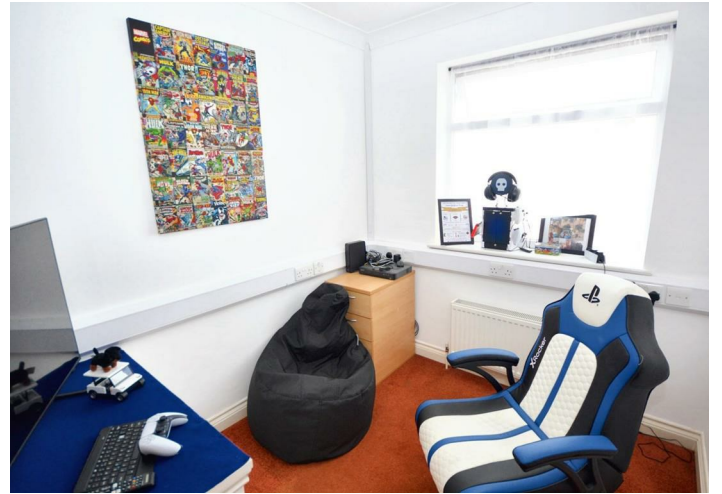
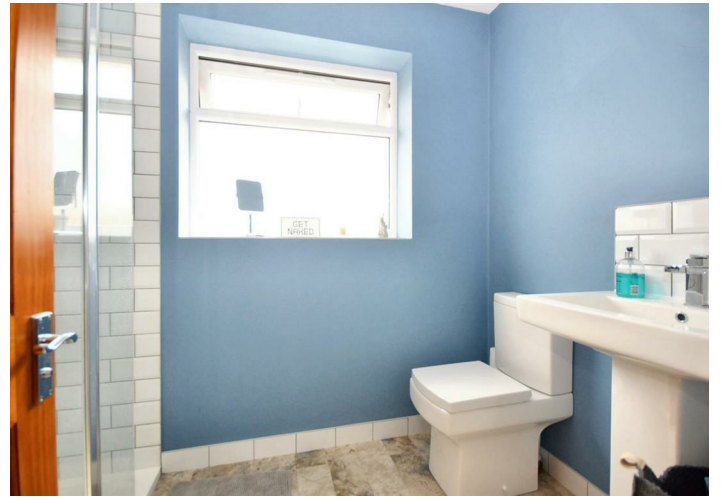
Agents Notes

Council Tax Information

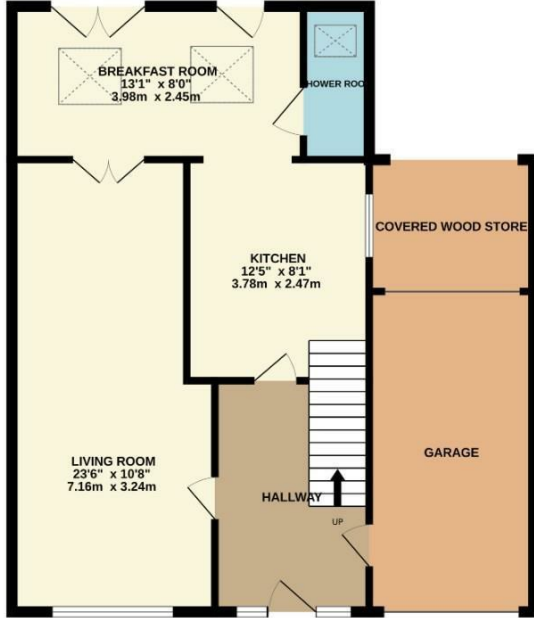
Local Authority: North Northamptonshire

Council Tax Band: C





GROUND FLOOR
802 sq.ft. (74.5 sq.m.) approx.



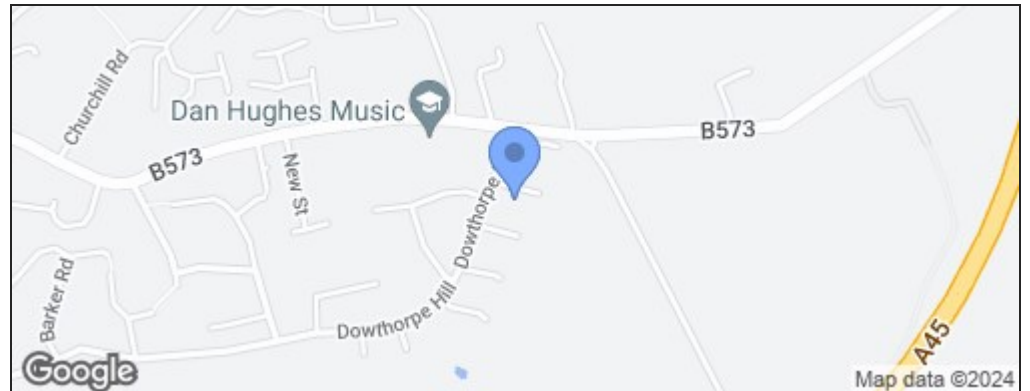
1ST FLOOR
642 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA: 1444 sq.ft. (134.1 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.