

**2 Compton Close
Earls Barton
NORTHAMPTON
NN6 0PN**

£340,000



- **THREE BEDROOMS**
- **CUL-DE-SAC LOCATION**
- **POPULAR VILLAGE LOCATION**
- **OFF ROAD PARKING**
- **TWO BATHROOMS**

- **EXTENDED SEMI DETACHED**
- **KITCHEN/BREAKFAST ROOM**
- **GARAGE**
- **ELECTRIC VEHICLE CHARGING POINT**
- **ENERGY EFFICIENCY RATING : C**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Horts are delighted to offer this beautifully extended three bedroom family home situated in a quiet cul-de-sac in the sought after village of Earls Barton. Offering a lounge, dining room and a large kitchen/breakfast room as well as a downstairs shower room and a family bathroom. There are three good size bedrooms, front and rear gardens, single garage and ample off road parking. The home also benefits from an electric vehicle charging point. Viewing is highly recommended

Ground Floor

Entrance Porch

Enter via a double glazed front door with double glazed obscure side panels and a side window. Tiled flooring and ceiling spotlighting. Door to;

Entrance Hallway

Spacious entrance hallway with stairs rising to first floor with a double radiator and laminate flooring. Door to;

Living Room

13'7" x 11'11" (4.15 x 3.65)

Feature fireplace with a wood burning stove. Double glazed window to front aspect and a double radiator with laminate flooring. Archway opening to;

Dining Room

9'11" x 8'7" (3.04 x 2.62)

Double glazed French doors leading to the rear garden with laminate flooring and a double radiator. Door to;

Kitchen/Breakfast Room

18'6" x 16'7" (5.64 x 5.08)

A range of floor and eyelevel units with matching worktops and brick affect complementary tiling. Plumbing for washing machine and dishwasher with a range cooker with a five ring gas hob and oven with extractor hood over. Double glazed window to rear aspect with a single bowl inset sink with drainer and swan neck mixer taps. Built-in storage cupboard with door access to rear of garage. Two double radiators. Door leading to side aspect and door to;

Shower Room

6'8" x 6'7" (2.04 x 2.02)

Three piece suite comprising WC, pedestal wash basin and a walk in shower cubicle with fully tiled walls and flooring. A chrome radiator with a double glazed obscure window to side aspect.

First Floor

First Floor Landing

A double glazed window to side aspect with loft access and a built-in airing cupboard.

Bedroom One

13'7" x 12'1" (4.15 x 3.70)

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

Bedroom Two

12'1" x 9'11" (3.70 x 3.04)

A double glazed window to rear aspect and a radiator.

Bedroom Three

9'3" x 8'9" (2.82 x 2.69)

A double glazed window to front aspect with a radiator.

Family Bathroom

A modern three piece suite comprising a WC, wash-basin housed in a storage cabinet and a bath with shower over and a shower screen. A double glazed obscure window to rear aspect with tiled walls and flooring with a retro style chrome radiator.

Externally

Front Garden

Mainly block paved with parking for several cars and bordered with a lawn area and mature bushes and shrubs.

Rear Garden

Enclosed rear garden mainly laid to lawn with mature bushes, shrubs and hedges with a patio area and a garden shed. with gated side access.

Single Garage

Up and over garage door fitted with power and light and a rear 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. 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

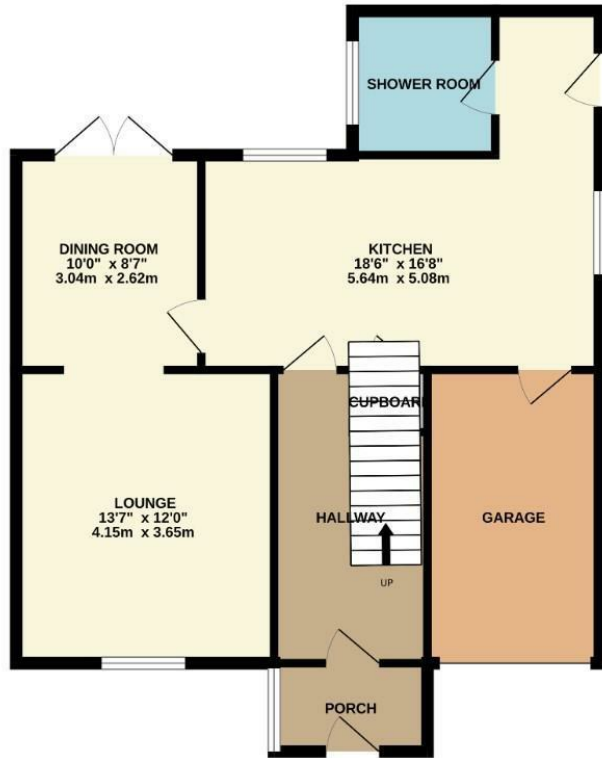
Council Tax Information

Local Authority: North Northamptonshire
Council Tax Band: C

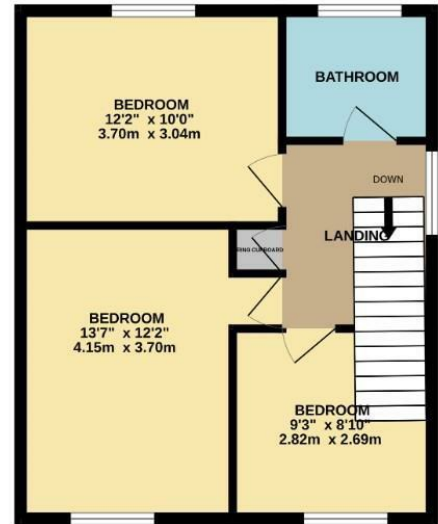




GROUND FLOOR
745 sq.ft. (69.2 sq.m.) approx.



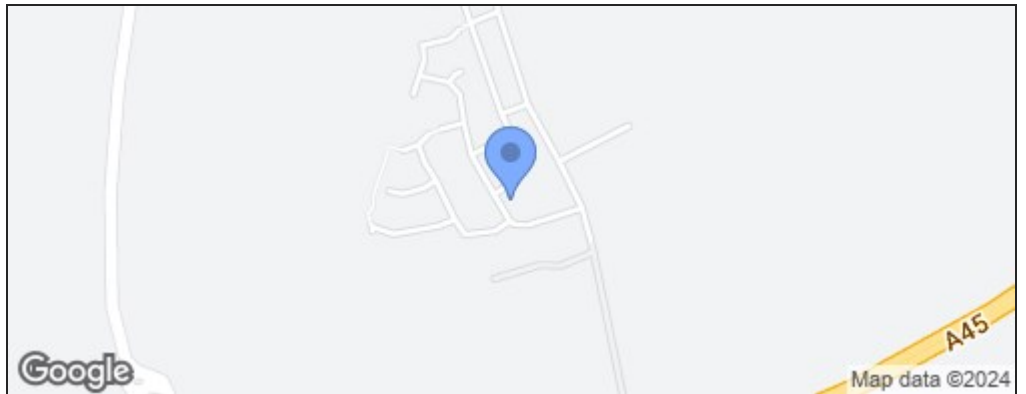
1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 1196 sq.ft. (111.1 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		71	86
(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.