

**10 Holdenby Lane  
Earls Barton  
NORTHAMPTON  
NN6 0RN**

**£339,995**



- **THREE BEDROOMS**
- **LOVELY VIEWS**
- **TWO BATHROOMS**
- **POPULAR VILLAGE LOCATION**
- **MULBERRY BUILT HOME**

- **SEMI DETACHED**
- **SOUTH FACING REAR GARDENS**
- **SINGLE GARAGE**
- **MODERN HOME**
- **ENERGY EFFICIENCY RATING : B**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Welcome to this charming three-bedroom semi-detached home located on Holdenby Lane in the sought-after village of Earls Barton with a lovely south facing garden. This modern property, built around 2017 by the popular Mulberry Homes developer, boasts two reception rooms, two bathrooms, and a single garage with parking for at least three vehicles. Enjoy the picturesque countryside views to the rear of this lovely home.

## **Ground Floor**

### **Entrance Hallway**

Enter via a composite double glazed front door into the entrance hallway with stairs rising to the first floor, radiator, ceiling spotlighting and wooden laminate flooring. Door to;

### **Downstairs Cloakroom**

Two piece modern suite comprising a WC and wash basin with tiled flooring, single radiator and double glazed obscure window to the front aspect with ceiling spotlighting.

### **Kitchen/Breakfast Room**

14'6" x 9'8" (4.44 x 2.97)

A range of floor and eyelevel high gloss kitchen units with matching worktops and splashbacks. Built-in appliances to include a five ring gas hob, double oven, dishwasher and fridge freezer. Plumbing for washing machine. One and a half bowl inset sink with Swan neck mixer taps and drainer. Double glazed window to the front aspect with laminate flooring, radiator and ceiling spotlighting.

### **Living Room**

17'0" x 11'10" (5.20 x 3.62)

Double glazed French doors leading to the rear garden and a double glazed window to the rear aspect. A double radiator and a built-in storage cupboard.

## **First Floor**

### **First Floor Landing**

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

### **Master Bedroom**

11'6" x 11'1" (3.51 x 3.40)

Built-in double wardrobes with a double glazed window to the front aspect and a radiator. Door to;

### **En-Suite Shower Room**

Modern three piece suite comprising a WC, wash basin and a large walk in shower cubicle with tiling to water sensitive areas. Laminate wooden flooring, upright towel radiator and ceiling spotlighting. Double glazed obscure window to the front aspect.

### **Bedroom Two**

10'8" x 9'8" (3.26 x 2.96)

A double glazed window to the rear aspect offering lovely views over countryside and a single radiator.

### **Bedroom Three**

8'1" x 7'1" (2.48 x 2.16)

A double glazed window to the rear aspect offering lovely views over countryside and a single radiator.

## **Family Bathroom**

A modern three piece suite comprising a WC, wash basin and a bath with shower over with shower screen. Tiling to water sensitive areas. Tiled flooring, upright towel radiator and ceiling spot lighting.

## **Externally**

### **Front Garden**

Mainly laid to lawn with mature bushes and shrubs with a block driveway, offering off road parking for at least three cars, leading to the single garage.

### **Rear garden**

Mainly laid to lawn with a patio area and gated side access. Bordered with mature trees and shrubs and a rear access door into the garage. Rear of the property overlooks open fields with lovely views.

### **Detached Garage**

Detached single garage with an up and over garage door and fitted with power and light with eaves storage. There is also a rear access door to the garden.

## **Local Area**

### **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**

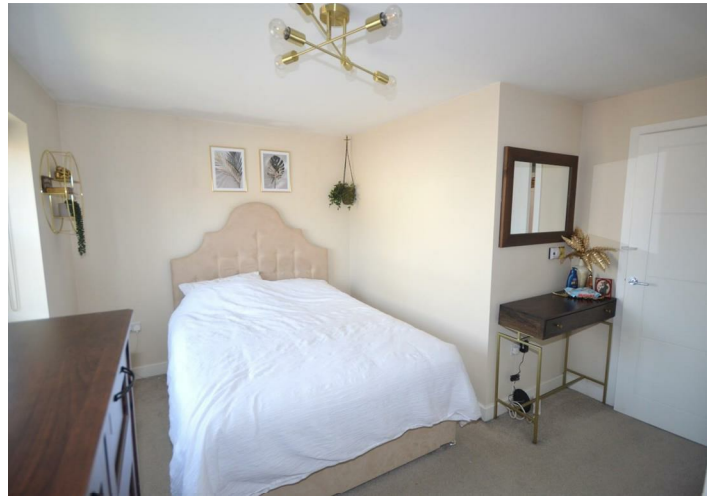
Local Authority: North Northamptonshire

Council Tax Band: C



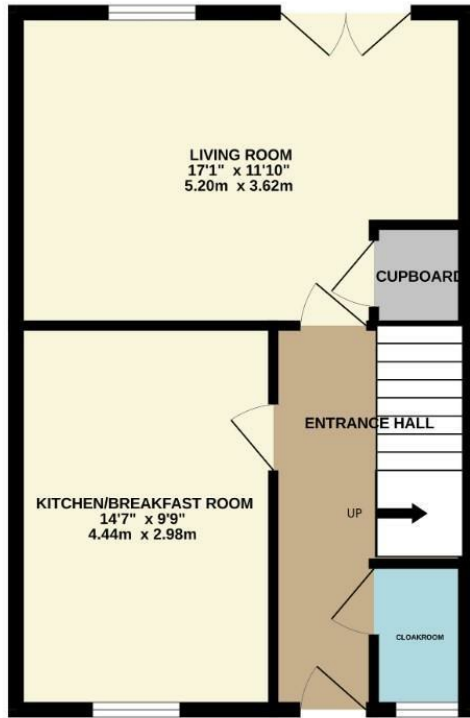




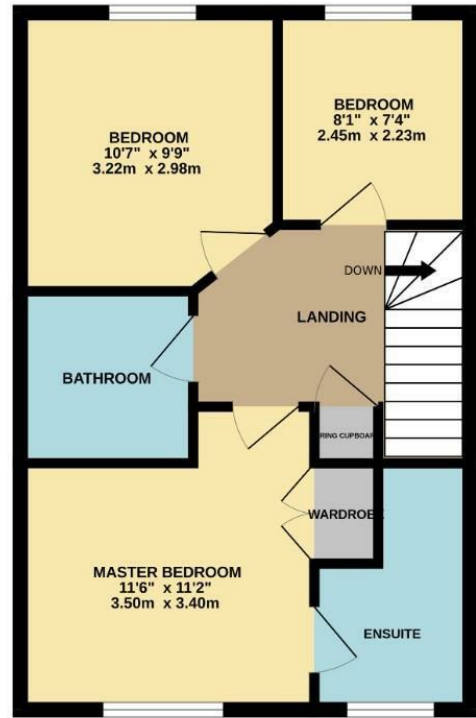




GROUND FLOOR  
451 sq.ft. (41.9 sq.m.) approx.

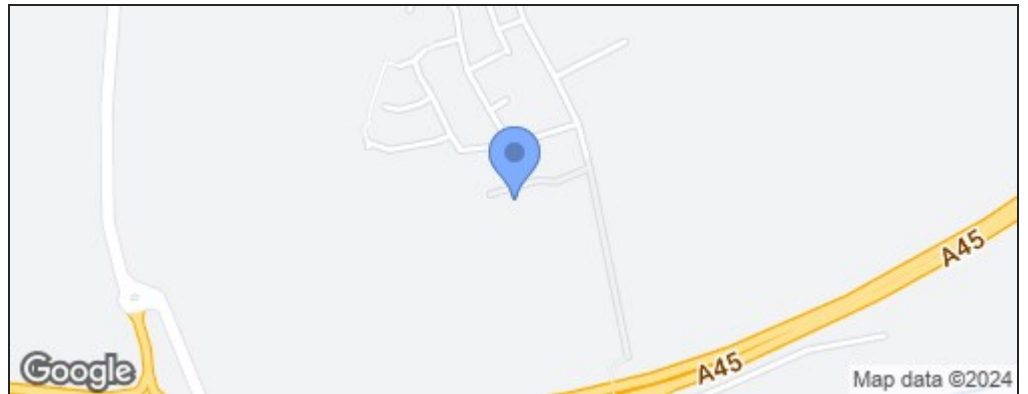


1ST FLOOR  
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA : 902 sq.ft. (83.8 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) <b>A</b>			<b>96</b>
(81-91) <b>B</b>		<b>84</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	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.