

**8 Bowlers Yard
Earls Barton
NORTHAMPTON
NN6 0JY**

£280,000



- MODERN THREE BEDROOM HOME
- CENTRAL VILLAGE LOCATION
- MASTER BEDROOM SUITE
- OFF ROAD PARKING
- TWO BATHROOMS

- MID TERRACED
- OPEN PLAN LIVING
- SOLAR PANELS
- UNDERFLOOR HEATING
- ENERGY EFFICIENCY RATING : B

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



PERSONAL • PROFESSIONAL • PROACTIVE

Welcome to this stunning property located in the heart of Earls Barton. This modern mid-terrace house, built in 2017, offers a perfect blend of style and comfort. As you step inside, you are greeted by an immaculate interior that boasts an open plan living area, three bedrooms, and two bathrooms, providing ample space for a growing family or those who love to entertain.

One of the standout features of this property is its energy efficiency. With underfloor heating and solar panels, you can enjoy a cosy home while also being environmentally conscious. Say goodbye to chilly winter nights and hello to lower energy bills!

Parking will never be an issue with space for two vehicles, making trips to the shops or commuting a breeze. The property's location in Bowlers Yard, Earls Barton, Northampton, offers the perfect balance of tranquillity and convenience, with local amenities just a stone's throw away.

Whether you're looking for a new family home or a modern space to call your own, this property ticks all the boxes. Don't miss out on the opportunity to own a piece of modern living in this desirable location. Book a viewing today and step into your future home!

Ground Floor

Entrance Hallway

Enter via a composite front door into the entrance hallway with stairs rising to first floor and a single radiator. Built in under-stairs storage cupboard with laminate flooring and underfloor heating. Door to;

Downstairs Cloakroom

Modern two piece suite comprising a WC and wash basin housed in a storage cabinet with tiled walls and a single radiator with obscure window to front aspect and ceiling spotlighting.

Living Area

22'1" x 14'11" (6.75 x 4.55)

Open plan living area with a double glazed window to front aspect and laminate flooring throughout. Underfloor heating throughout the ground floor and ceiling spotlighting. Kitchen area to include a range of floor and eyelevel Shaker style units with matching worktops and complementary brick effect tiling. Inset one and a half bowl sink unit with swan neck mixer tap and drainer. Built-in double electric oven and gas hob with built-in dishwasher and plumbing for washing machine. Double glazed window to rear aspect and double glazed French doors leading to the rear garden.

First Floor

First Floor Landing

A built-in airing cupboard with ceiling spotlighting and two double glazed windows to the front aspect.

Bedroom Two

9'11" x 7'11" (3.03 x 2.42)

Built-in wardrobes and a radiator with French doors to rear aspect leading to a Juliet balcony.

Bedroom Three

9'9" x 7'10" (2.99 x 2.41)

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

Family Bathroom

Three piece modern suite comprising a WC, wash basin and a large walk-in shower cubicle. Fully tiled walls and flooring with ceiling spotlighting. Double glazed window to rear aspect and a ladder style chrome towel radiator.

Second Floor

Second Floor Landing

Built in storage cupboard and ceiling spotlighting.

Master Bedroom

11'9" x 9'0" (3.6 x 2.76)

A double glazed Velux window to rear aspect and a built-in storage cupboard. Opening to;

Dressing Area

Dressing area with built-in wall to wall wardrobes and door to;

En-Suite Shower Room

Modern three piece suite comprising WC, wash hand- basin and a large walk-in shower cubicle with fully tiled walls and flooring and a double glazed Velux window to front aspect. A ladder style upright chrome radiator with ceiling spotlighting.

Externally

Front Garden/Parking

Block paved driveway with an allocated parking space. There is also a second allocated parking space in a separate block.

Rear Garden

Low maintenance rear garden mainly paved with built up borders and planting area. Totally enclosed with gated rear access and outside power, light and tap.

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.

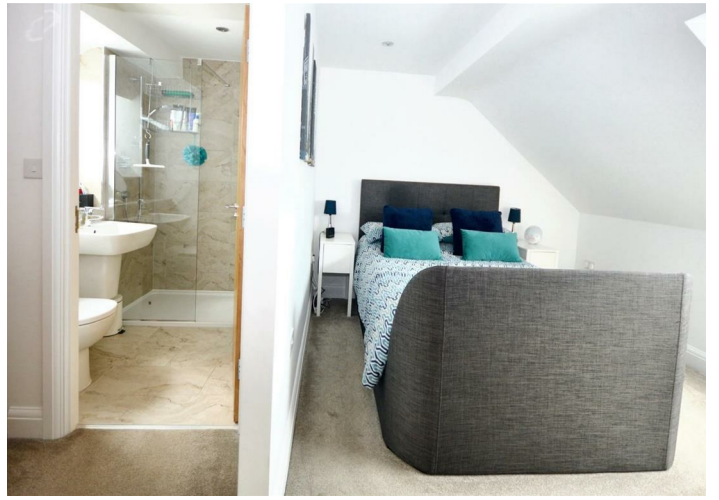
If you want to enjoy a great sense of community where the Parish Council is an active body of residents, representing local needs, look no further.

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.

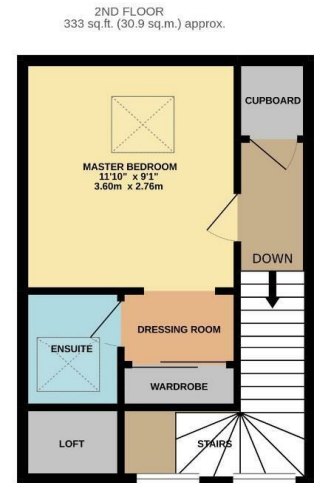
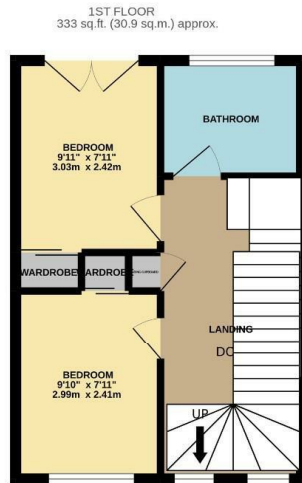
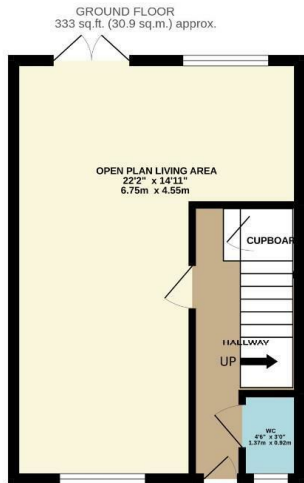
Agents Notes

Council Tax Information

Local Authority: North Northamptonshire Council Tax Band: C







TOTAL FLOOR AREA : 998 sq.ft. (92.7 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		
(81-91) B	87	89
(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.