

**30 New Street
Earls Barton
NORTHAMPTON
NN6 0NN**

£500,000



- **DETACHED DORMA BUNGALOW**
- **EXTENSIVE GARDENS**
- **GARAGE**
- **TWO BATHROOMS**
- **POPULAR VILLAGE LOCATION**

- **THREE/FOUR BEDROOMS**
- **QUIET LOCATION**
- **AMPLE PARKING**
- **FABULOUS VIEWS**
- **ENERGY EFFICIENCY RATING : TBC**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Welcome to this charming detached dorma-bungalow located on New Street in the sought-after village of Earls Barton, Northampton. This property boasts a spacious living room and kitchen/breakfast room, perfect for entertaining guests or simply relaxing with your family. With three/four bedrooms and two bathrooms, there is ample space for everyone to enjoy.

One of the standout features of this property is the extensive gardens that surround it, providing a tranquil and picturesque setting for outdoor activities or simply enjoying the fresh air. The quiet location ensures a peaceful and serene atmosphere, ideal for those looking to escape the hustle and bustle of busy life.

Parking will never be an issue with space for up to four vehicles, making it convenient for both residents and guests. The popular village of Earls Barton offers a close-knit community feel with local amenities and a friendly atmosphere.

Don't miss out on the opportunity to make this delightful property your new home. Contact us today to arrange a viewing and experience the charm and comfort this bungalow has to offer.

Ground Floor

Entrance Porch

Enter via a UPVC double glazed front door with double glazed side panels into the entrance porch with tiled flooring and door leading to garage. Glazed door to;

Entrance Hallway

Entrance hallway with two radiators and doors to ground floor rooms.

Living Room

24'10" x 14'9" (7.58 x 4.52)

Large and light living room with double glazed windows overlooking the rear gardens and a double glazed door leading to the rear patio. Two double radiators and an arched alcove.

Kitchen/Breakfast Room

13'0" x 12'4" (3.98 x 3.78)

A range of floor and eyelevel kitchen units with matching worktops and complementary tiling. One and a half bowl inset sink with drainer and Swan neck mixer taps. Built-in electric oven and gas hob with extractor hood and plumbing for washing machine. Double glazed window to the rear aspect and a double glazed stable style door leading to the rear garden. Stairway leading to the first floor.

Ground Floor Bedroom

10'0" x 9'11" (3.05 x 3.04)

Double glazed window to the front aspect with built-in double wardrobes and a radiator.

Study/4th Bedroom

9'11" x 6'5" (3.03 x 1.98)

Double glazed window to the front aspect and a radiator.

Shower Room

Modern three piece suite comprising of a WC, pedestal wash basin and a large walk-in shower cubicle. Tiling to water sensitive areas with a built-in storage cupboard and double glazed window to the front aspect. Upright chrome ladder style radiator.

First Floor

First Floor Landing

First floor landing with double glazed windows to the front aspect, built in storage cupboards and a double radiator.

Master Bedroom

15'7" x 14'6" (4.77 x 4.42)

Dual aspect double glazed windows to the front and rear with the rear offering fantastic views over open countryside. Two built-in storage cupboards and a double radiator.

Bedroom

11'4" x 11'9" (3.47 x 3.59)

Double glazed window to the rear aspect, built-in storage cupboard and a double radiator.

Bathroom

Recently refitted modern bathroom comprising a WC, his and her sink units housed in a vanity unit, built in double storage cabinets and a bath with shower over and shower screen. Fully tiled flooring and tiling to water sensitive areas. Double glazed obscure window to the rear aspect and a modern upright radiator.

Externally

Front Garden/Driveway

Landscaped front garden stocked with mature bushes, shrubs and plants with a large driveway allowing off-road parking for several cars.

Rear Gardens

Beautifully landscaped mature rear garden at least 200ft long mainly laid to lawn and stocked with mature trees, shrubs, plants and bushes with a raised patio area and several sheds and greenhouses.

Garage

Single garage with double garage doors and an internal door access. Fitted with power and light.

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

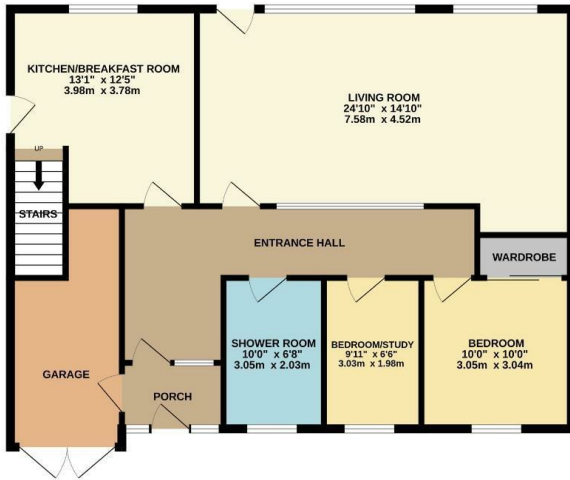
Local Authority: North Northamptonshire

Council Tax Band: D

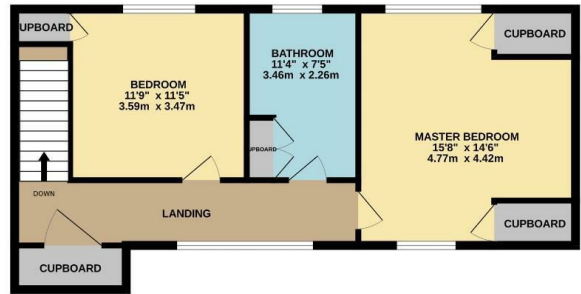




GROUND FLOOR
1044 sq.ft. (97.0 sq.m.) approx.



1ST FLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA: 1649 sq.ft. (153.2 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.