

**3 Spencer Close  
Earls Barton  
NORTHAMPTON  
NN6 0RD**

**£425,000**



- **FOUR BEDROOMS**
- **DETACHED**
- **LARGE GARDEN ROOM**
- **GARAGE AND AMPLE PARKING**
- **KITCHEN/BREAKFAST ROOM**

- **NO ONWARD CHAIN**
- **TWO BATHROOMS**
- **SOUGHT AFTER VILLAGE LOCATION**
- **TWO RECEPTION ROOMS**
- **ENERGY EFFICIENCY RATING : TBC**

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

Welcome to this charming detached house located in the sought-after village of Earls Barton, Northampton. Situated on Spencer Close, this property boasts a delightful setting perfect for those seeking a peaceful yet connected lifestyle and is offered with no onward chain.

Upon entering, you are greeted by two spacious reception rooms, ideal for entertaining guests or simply relaxing with your family. With four bedrooms and two bathrooms, there is ample space for everyone to enjoy their own privacy and comfort.

Built between 1980-1989 by Underwood, this home exudes character and quality craftsmanship. The large garden room is a standout feature, offering a tranquil space to unwind while enjoying views of the rear garden.

Parking will never be an issue with the ample parking space available, ensuring convenience for you and your visitors. The popular village location adds to the appeal of this property, providing a sense of community and access to local amenities.

Don't miss the opportunity to make this house your home and experience the best of village living in Earls Barton. Contact us today to arrange a viewing and take the first step towards owning this wonderful property.

## **Ground Floor**

### **Entrance Hallway**

Enter via a double glazed composite front door with double glazed side panel into the entrance hallway with stairs rising to first floor. Oak flooring and radiator with door to;

### **Downstairs Cloakroom**

Two piece suite comprising WC and a wash basin with Oak flooring, double glazed window to front aspect and a radiator.

### **Living Room**

15'10" x 12'4" (4.83 x 3.78)

A feature fireplace with a wood burning stove and stone hearth. Oak flooring and double glazed bay window to the front aspect. Double radiator and opening through to;

### **Dining Room**

10'1" x 8'11" (3.09 x 2.72)

Oak flooring, double radiator and double glazed French doors leading to the garden room.

### **Garden Room**

25'9" x 11'3" (7.87 x 3.43)

Large double glazed garden room with double glazed French doors leading to the rear garden, laminate flooring and electric radiator/air-conditioning unit.

### **Kitchen/Breakfast Room**

19'0" x 10'0" (5.81 x 3.07)

A range a floor and eyelevel kitchen units with matching worktops and complementary tiling. Inset single bowl sink unit with drainer and mixer taps. Five ring range oven with plumbing for dishwasher and washing machine. Under stairs storage cupboard, tiled flooring and access door to garage. Radiator and two double glazed windows to the rear aspect and a double glazed door to the rear garden.

## **First Floor**

### **First Floor Landing**

Built-in airing cupboard and loft access.

### **Master Bedroom**

16'11" x 8'3" (5.16 x 2.52)

Double glazed window to the front aspect, radiator and door to;

### **En Suite Shower Room**

A three-piece suite comprising of a WC, pedestal wash basin and a large walk-in shower cubicle with fully tiled walls and flooring. A double glazed window to the rear aspect and a chrome towel radiator.

### **Bedroom Two**

12'5" x 9'11" (3.79 x 3.04)

Double glazed window to the front aspect and a radiator.

### **Bedroom Three**

12'8" x 10'1" (3.87 x 3.09)

Double glazed window to the rear aspect and a radiator.

### **Bedroom Four**

8'9" x 8'5" (2.67 x 2.58)

Double glazed window to the front aspect and a radiator.

### **Family Shower Room**

Modern three piece suite comprising of a WC, pedestal wash basin and large walk-in shower cubicle with fully tiled walls and flooring. Double glazed window to the rear aspect and a chrome towel radiator.

## **Externally**

### **Front Garden/Parking**

Mainly block paved with parking for several cars.

### **Rear Garden**

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

### **Integral Garage**

16'9" x 8'5" (5.11 x 2.57)

Electric roller shutter door and fitted with power and light and housing the central heating boiler.

## **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: D



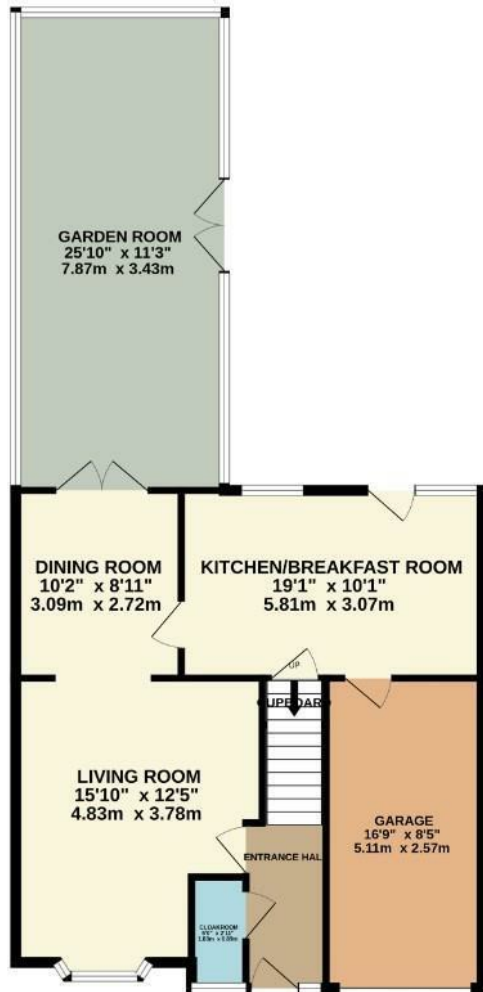








GROUND FLOOR  
957 sq.ft. (89.0 sq.m.) approx.



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



TOTAL FLOOR AREA: 1599 sq.ft. (148.6 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>		
(81-91) <b>B</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 firm's employment has the authority to make or give any representation or warranty in respect of the property.