

**30 Victoria Street  
Earls Barton  
NORTHAMPTON  
NN6 0LJ**

**£250,000**



- **TWO BEDROOM**
- **VILLAGE LOCATION**
- **OPEN PLAN LIVING**
- **REFITTED BATHROOM**

- **VICTORIAN TERRACED**
- **IMMACULATE CONDITION**
- **UTILITY ROOM**
- **ENERGY EFFICIENCY RATING : D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Horts are pleased to offer to market this stunning two bedroom Victorian terraced home in the ever popular village of Earls Barton. This immaculate home offers an open plan lounge/diner, kitchen, utility room and downstairs WC. To the first floor there are two double bedrooms and a refitted bathroom. Viewing is highly recommended.

## **Ground Floor**

### **Storm Porch**

Enter via the storm porch

### **Entrance Hallway**

Enter via a UPVC double glazed door into the entrance hallway with LVT flooring and a single radiator. Door to;

### **Lounge/Dining Room**

23'3" x 13'7" (7.09 x 4.16)

An open Plan lounge/dining room with a double glazed window to front aspect and double glazed French doors leading to the rear garden. LVT flooring throughout with an understairs storage cupboard. Stairs rising to first floor. A feature fireplace and built-in original storage cupboards. Opening through to;

### **Kitchen**

13'5" x 7'11" (4.11 x 2.43)

A range of floor and eye level Shaker style kitchen units with matching Oak worktops and complementary brick effect tiling. Inset Belfast sink with mixer taps with a double glazed window to side aspect and a UPVC double glazed door leading to the rear garden. LVT flooring throughout with built-in appliances to include a dishwasher with a range cooker (to be negotiated separately). Single radiator and door to;

### **Utility/WC**

9'4" x 7'11" (2.85 x 2.43)

A range of floor and eyelevel units with worktops and inset sink with drainer and mixer taps. A WC and plumbing for washing machine. LVT flooring and a double glazed obscure window to the side aspect with a radiator.

## **First Floor**

### **First Floor Landing**

First floor landing with loft access and doors to first floor rooms.

### **Bedroom One**

16'1" x 10'10" (4.92 x 3.31)

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

### **Bedroom Two**

11'11" x 10'0" (3.65 x 3.07)

A double glazed window to the rear aspect and a radiator.

## **Family Bathroom**

13'0" x 8'0" (3.97 x 2.44)

A modern three-piece suite comprising a WC, pedestal wash basin and a large walk-in shower cubicle with brick effect tiling to water sensitive areas. Double glazed obscure window to side aspect with an upright modern radiator.

## **Externally**

### **Rear Garden**

Landscaped rear garden mainly laid to Astroturf with a paved patio area. Low-level brick wall and gated rear access.

### **Brick Outhouse**

Brick built storage building

## **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.

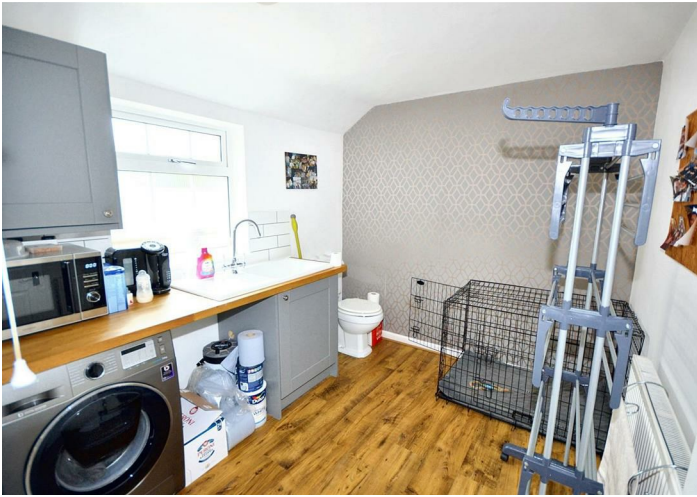
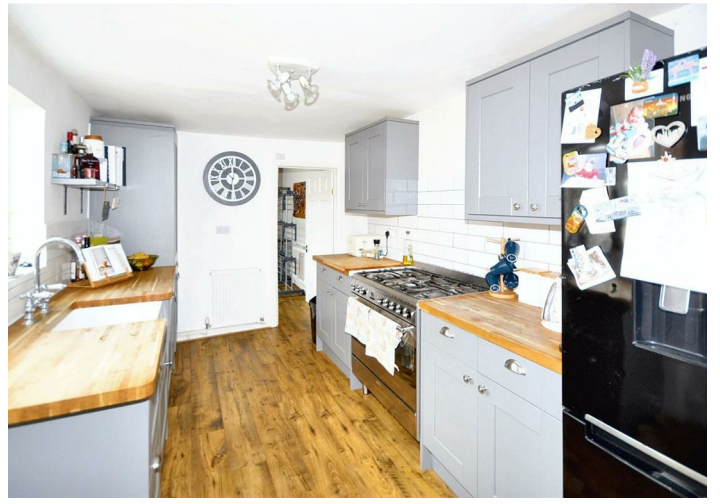
A move to Earls Barton will give you back your time and your peace of mind. There is an effortless blend between old English charm and modern amenities which makes living here a real joy.

## **Agents Notes**

### **Council Tax Band**

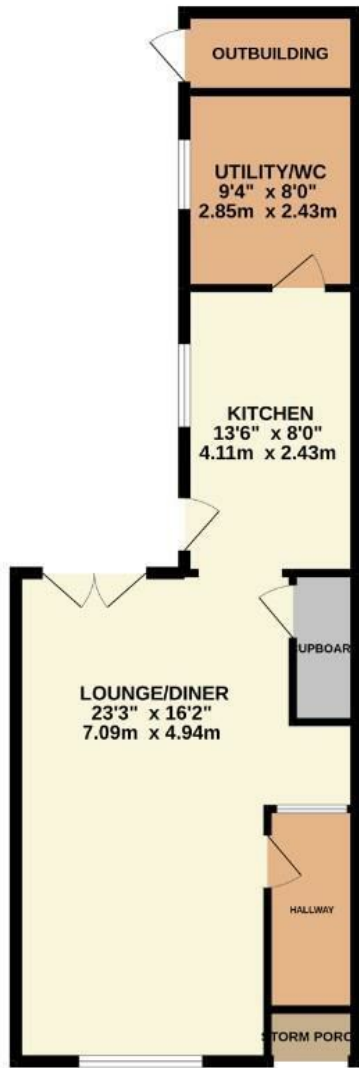
Tax Band B under North Northants Council







GROUND FLOOR  
594 sq.ft. (55.2 sq.m.) approx.



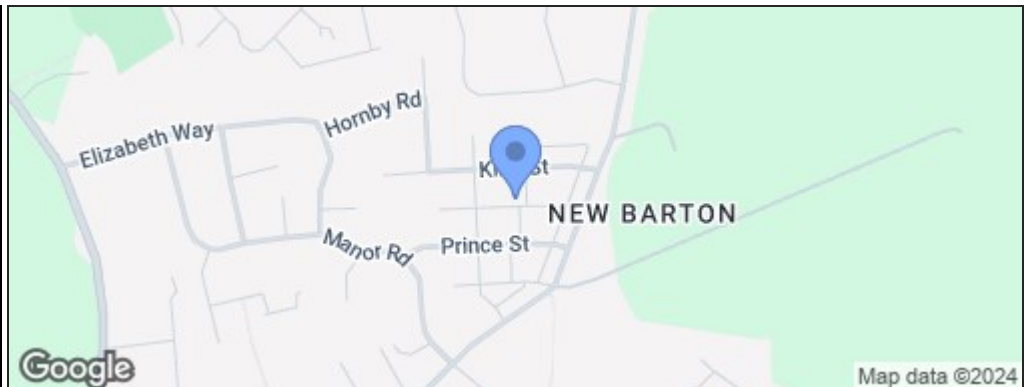
1ST FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA: 1080 sq.ft. (100.4 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			79
(69-80) C		58	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<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.