

**20 The Square
Earls Barton
NORTHAMPTON
NN6 0NA**

£255,000



- **TWO BEDROOMS**
- **CLOSE TO VILLAGE CENTRE**
- **LARGE LIVING SPACE**
- **POPULAR VILLAGE LOCATION**

- **VICTORIAN END TERRACED**
- **FULL OF CHARACTER**
- **OUTBUILDING/OFFICE**
- **ENERGY EFFICIENCY RATING : D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Welcome to this charming mid-terrace cottage located in the heart of the picturesque village of Earls Barton, Northampton. This character property boasts a spacious living room, perfect for relaxing or entertaining guests. With two bedrooms, there is ample space for a small family or guests to stay over. The property also features a well-maintained bathroom for your convenience and an outbuilding that can be used as an office space.

Even though this lovely home doesn't have allocated parking the current owner has never had any issues parking nearby and enjoys a short stroll through the church grounds or the recreation ground.

Situated in The Square, you'll find yourself at the centre of village life, surrounded by local amenities and a strong sense of community. The quaint charm of this location is truly unmatched, offering a peaceful and idyllic setting for you to call home.

Don't miss out on the opportunity to own this delightful property in a sought-after village location. Embrace the warmth and character of this home and make it your own. Contact us today to arrange a viewing and take the first step towards living in this lovely village setting.

Ground Floor

Entrance Hallway

Enter via a wooden glazed front door into the entrance hallway with tiled flooring and stairs rising to the first floor. Radiator and door to;

Sitting Room/Dining Room

24'5" x 11'11" (7.46 x 3.65)

A feature fireplace with wooden surround. Two double glazed windows to the front aspect and two double radiators. Built-in original storage cupboards and laminate flooring.

Kitchen

11'3" x 8'7" (3.45 x 2.62)

A range of floor and eyelevel kitchen units with matching worktops with complementary tiling and tiled flooring. Inset sink unit with Swan neck mixer taps. Built-in electric oven, hob and a built-in fridge freezer. Plumbing for washing machine with a double glazed window to the rear aspect and a double glazed stable type door to the rear garden.

Downstairs Cloakroom

Two piece suite comprising a WC and wash basin with tiled flooring and a double glazed obscure window to the rear aspect. Understairs storage area.

First Floor

First Floor Landing

First floor landing with a double glazed window to the rear aspect and loft access.

Bedroom One

12'0" x 11'11" (3.68 x 3.65)

A feature fireplace with hearth and a double glazed window to the front aspect. Stripped wooden flooring and a double radiator.

Bedroom Two

12'0" x 11'10" (3.66 x 3.63)

Double glazed window to the front aspect, feature fireplace and radiator.

Bathroom

Four piece modern suite comprising a WC pedestal, wash basin, bath and walk in shower cubicle. Double glazed obscure window to the rear aspect and an upright modern radiator. Tiling to water sensitive areas, laminate flooring and a built-in airing cupboard.

Externally

Rear Garden

Enclosed walled rear garden laid to original brick flooring with raised flowerbeds and an outdoor outbuilding.

Outbuilding/Office

12'5" x 7'10" (3.79 x 2.41)

Versatile outbuilding fitted with power and light and electric heating. Ideal for use as a home office, studio or workshop.

Parking

Even though this lovely home doesn't have allocated parking the current owner has never had any issues parking nearby and enjoys a short stroll through the church grounds or the recreation ground.

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.

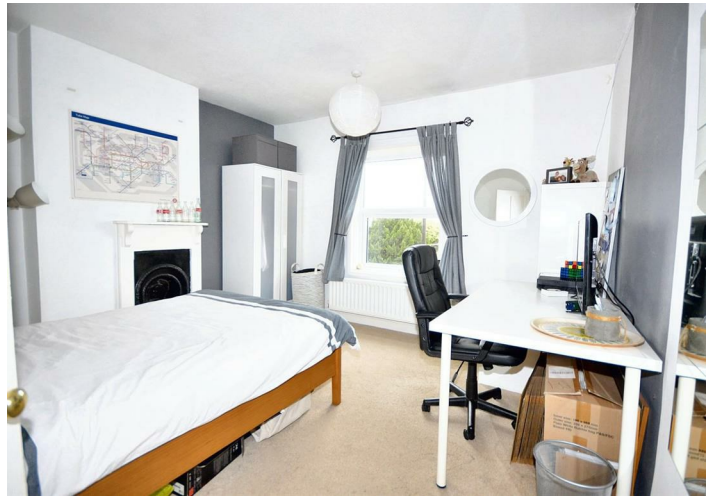
A move to Earls Barton will give you back your time and your peace of mind. There is an effortless blend between old English charm and modern amenities which makes living here a real joy.

Agents Notes

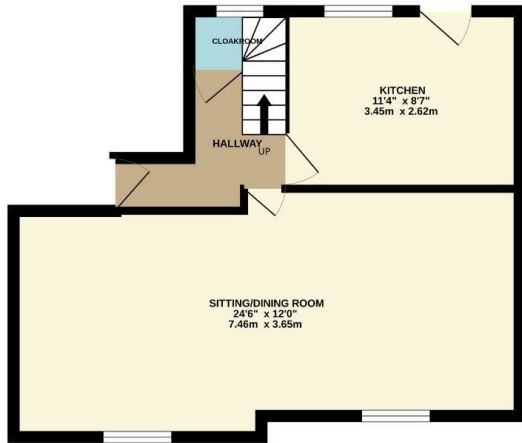
Council Tax Information

Local Authority: North Northamptonshire Council Tax Band: B

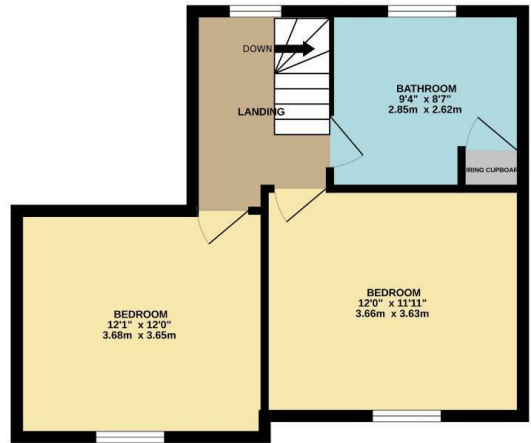




GROUND FLOOR
420 sq.ft. (39.0 sq.m.) approx.

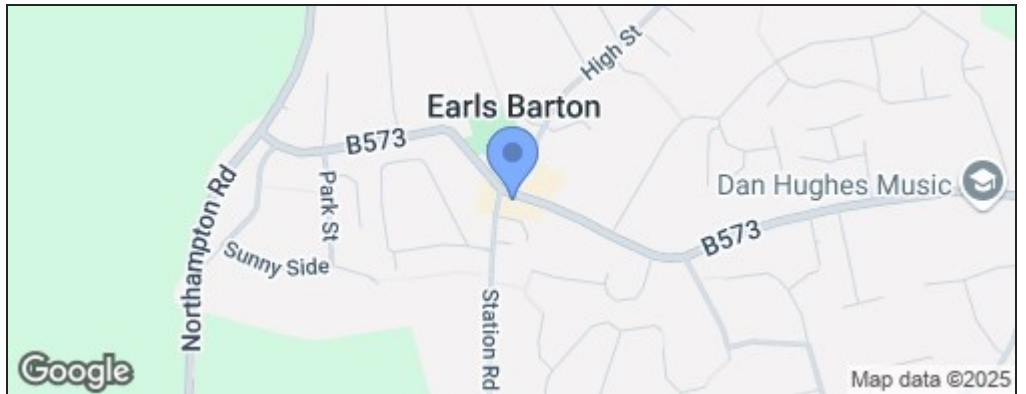


1ST FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 831 sq.ft. (77.2 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
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	64	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.