

**102 Station Road  
Earls Barton  
NORTHAMPTON  
NN6 0NX  
£270,000**



- VICTORIAN TERRACED
- OPEN PLAN LIVING
- SPACIOUS HOME
- BAGS OF CHARACTER

- TWO BEDROOMS
- SINGLE GARAGE
- POPULAR VILLAGE LOCATION
- 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 Victorian mid-terrace house located on Station Road in the picturesque village of Earls Barton, Northampton.

As you step inside, you are greeted by an open plan living area, perfect for relaxing with family or entertaining guests. The property boasts two lovely bedrooms, offering ample space for a small family or those in need of a guest room or home office.

The house features a classic Victorian style, adding character and charm to the property. The bathroom is well-maintained and provides all the necessary amenities for your daily routines.

Don't miss the opportunity to make this delightful Victorian house your new home. Contact us today to arrange a viewing and experience the warmth and comfort this property has to offer.

## **Ground Floor**

### **Entrance Hallway**

Enter via a storm porch through a wooden glazed front door into the entrance hallway with stairs rising to first floor, radiator and door to;

### **Open Plan Lounge/Diner**

24'0" x 12'1" (7.33 x 3.69)

Double glazed window to the front aspect and a feature fireplace with hearth. Built in storage cupboard and window to hallway. Double doors leading into conservatory and door to;

### **Kitchen**

21'0" x 7'5" (6.42 x 2.27)

A range of floor and eyelevel Shaker style kitchen units with matching Oak worktops and splashbacks. Built-in appliances to include a dishwasher and electric oven and hob with plumbing for washing machine. Belfast sink with mixer taps, Oak flooring, double glazed window to the side aspect overlooking the conservatory and double glazed French doors to the rear garden.

### **Conservatory**

8'3" x 5'6" (2.54 x 1.70)

Double glazed conservatory with door to rear garden.

## **First Floor**

### **First Floor Landing**

First floor landing with a built-in cupboard and loft access.

### **Master Bedroom**

15'3" x 10'11" (4.65 x 3.34)

Double glazed window to the front aspect and double radiator.

### **Bedroom Two**

11'11" x 9'9" (3.64 x 2.99)

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

### **Family Bathroom**

A modern three piece suite comprising of a WC wash basin housed in a vanity unit and a bath with shower over and shower screen. Double glazed window to the rear aspect, upright modern radiator, ceiling spotlighting and fully tiled walls and flooring.

## **Externally**

### **Front Garden**

Low maintenance front garden with a low level garden wall.

### **Rear Garden**

Mainly laid to lawn with a gravel patio area. Rear access gate and an access door into rear of the garage.

### **Garage**

Single garage accessed from a rear access road. Up and over garage door and a rear access door.

## **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.

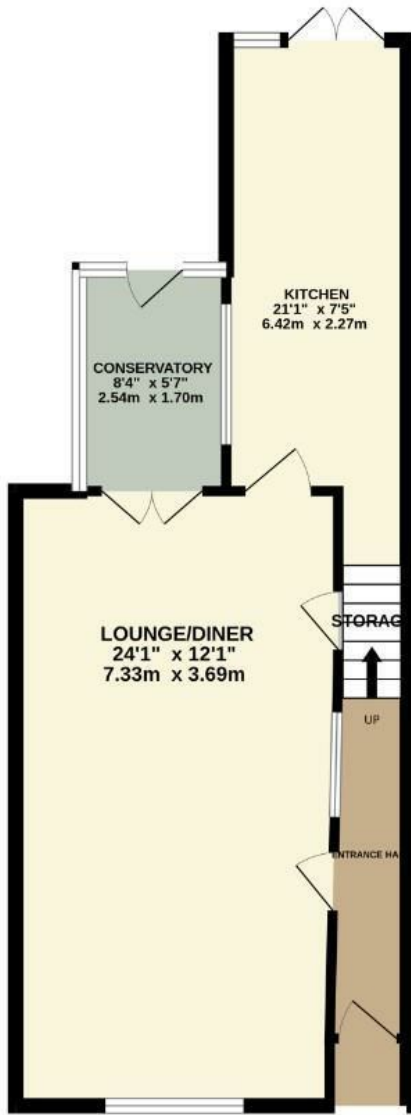
## **Agents Notes**

### **Council Tax Information**

Local Authority: North Northamptonshire Council Tax Band: B



GROUND FLOOR  
512 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR  
409 sq.ft. (38.0 sq.m.) approx.



TOTAL FLOOR AREA: 921 sq.ft. (85.6 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
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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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.