

**4 Simcoe Close
Earls Barton
NORTHAMPTON
NN6 0FP**

£315,000



- **SEMI DETACHED**
- **TWO BATHROOMS**
- **POPULAR WICKETS DEVELOPMENT**
- **MODERN HOME**

- **THREE DOUBLE BEDROOMS**
- **OFF ROAD PARKING**
- **VILLAGE LOCATION**
- **ENERGY EFFICIENCY RATING : B**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Welcome to Simcoe Close in the charming village of Earls Barton, Northampton! This modern townhouse nestled in the sought-after Wickets development is a true gem waiting to be discovered. With its prime location, this property offers the perfect blend of convenience and tranquillity.

Step inside this stylish townhouse and be greeted by a contemporary interior that exudes elegance and comfort. The spacious layout provides ample room for both relaxation and entertainment, making it ideal for modern living.

The Wickets development itself is a thriving community, offering a friendly neighbourhood atmosphere and a sense of belonging. You'll find yourself surrounded by like-minded individuals who appreciate the finer things in life.

Located in the heart of Earls Barton, you'll have easy access to a range of amenities including shops, restaurants, and schools, making it a convenient choice for families and professionals alike. The picturesque village setting adds to the appeal, providing a peaceful retreat from the hustle and bustle of city life.

Don't miss out on the opportunity to make this modern townhouse in the Wickets development your new home. Embrace the charm of village living while enjoying all the comforts of contemporary design. Book a viewing today and experience the magic of Simcoe Close for yourself.

Ground Floor

Entrance Hallway

Enter via a composite front door into the entrance hallway with stairs rising to the first floor with a radiator and LVT flooring. Door to;

Downstairs Cloakroom

A two piece modern suite comprising a WC and pedestal wash basin with single radiator and LVT flooring.

Kitchen

10'9" x 10'0" (3.28 x 3.06)

A range of floor and eyelevel kitchen units with matching worktops, splashbacks and complementary tiling. Built in appliances to include a Dishwasher, electric oven, hob, washing machine and fridge/freezer. Double glazed window to the front aspect and an inset single bowl sink unit with drainer and swan neck mixer taps.

Living Room

15'4" x 14'7" (4.68 x 4.47)

Double glazed French doors leading to the rear garden and dual aspect double glazed windows to the rear and side. Built-in storage cupboard and two radiators.

First Floor

First Floor Landing

First floor landing with two built-in storage cupboards.

Bedroom Two

13'4" x 9'0" (4.08 x 2.75)

Double glazed window to the front aspect and a radiator.

Bedroom Three

12'2" x 8'7" (3.72 x 2.63)

Double glazed window to the rear aspect and a radiator.

Family Bathroom

Modern four piece suite comprising a WC, pedestal wash basin, bath and a walk in shower cubicle with tiling to water sensitive areas. Double glazed window to the front aspect and an upright ladder style radiator.

Top Floor

Master Bedroom

20'3" x 15'3" (6.18 x 4.67)

A large spacious top floor master suite with double glazed window to the front aspect and two double glazed Velux windows to the rear. Three built-in storage cupboards with two radiators and loft access. Door to;

En Suite

A three piece modern suite comprising a WC, pedestal wash basin and large walk-in shower cubicle with tiling to water sensitive areas. LVT flooring and upright towel radiator.

Externally

Front Garden

Mature front garden stocked with bushes, plants and shrubs.

Rear Garden

Mainly laid to lawn and stocked with mature bushes and shrubs with a patio area and gated side access.

Parking

Driveway to the side of the house with off road parking for at least two cars.

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

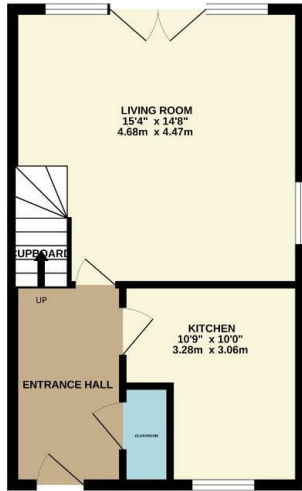
Council Tax Information

Local Authority: North Northamptonshire Council Tax Band: C

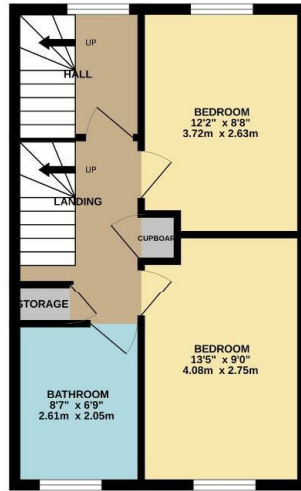




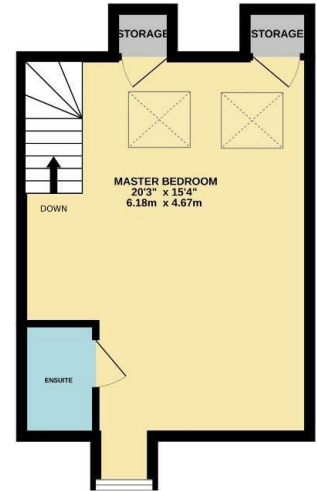
GROUND FLOOR
389 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
389 sq.ft. (36.1 sq.m.) approx.



2ND FLOOR
335 sq.ft. (31.1 sq.m.) approx.

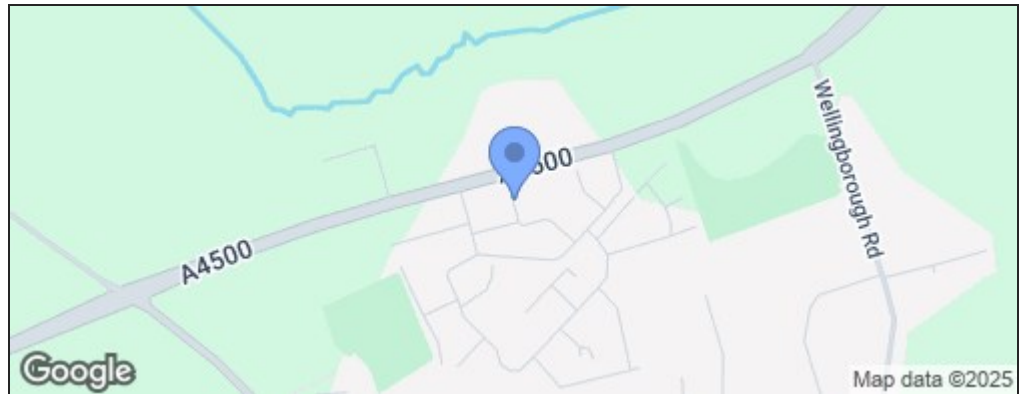


TOTAL FLOOR AREA : 1112 sq.ft. (103.3 sq.m.) approx.

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	85	95
(81-91) B		
(69-80) C		
(55-68) D		
(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.