

**2 Bowlers Yard  
Earls Barton  
NORTHAMPTON  
NN6 0JY**

**£240,000**



- **TWO BEDROOMS**
- **OPEN PLAN LIVING**
- **EN-SUITE**
- **BUILT IN APPLIANCES**

- **MODERN HOME**
- **VILLAGE LOCATION**
- **OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING : B**

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 property located in the heart of Earls Barton, Northampton. This modern mid-terrace home boasts an open plan living space, two lovely bedrooms, one with en-suite and a modern bathroom, perfect for a small family or professionals looking for a comfortable living space.

Situated in a modern development, this property offers a convenient lifestyle with parking space for two vehicles, ensuring you never have to worry about finding a spot after a long day. The contemporary design of the house provides a fresh and inviting atmosphere, making it a delightful place to call home.

Nestled in the centre of the village, you'll have easy access to all the amenities and services you need. Whether you fancy a leisurely stroll to the local shops or a relaxing evening at a nearby restaurant, everything is just a stone's throw away.

Don't miss out on the opportunity to make this modern house your own and enjoy the convenience and comfort it has to offer. Book a viewing today and envision yourself living in this wonderful property in Bowlers Yard.

## **Ground Floor**

### **Entrance Hall**

Enter via a composite front door into the entrance hallway. Stairs rising to the first floor with a built in storage cupboard. Oak flooring and ceiling spot lighting. Door to;

### **Downstairs Cloakroom**

Modern two piece suite comprising a WC and wash basin housed in a storage cabinet. Part tiled walls and Oak flooring. Double glazed obscure window to the front aspect. Ceiling spot lighting.

### **Open Plan Living Area**

20'7" x 16'4" (6.29 x 5.00)

Fitted with underfloor heating throughout this lovely open plan living area has a double glazed window to the front aspect and double glazed French doors leading to the rear garden and a further double glazed window to the rear. The kitchen is fully fitted with a range of floor and eye level units with matching worktops and complementary tiling. Integrated fitted appliances include an oven and gas hob, dishwasher and washing machine. One and a half bowl inset sink with drainer and mixer taps. Oak flooring and ceiling spot lighting.

## **First Floor**

### **First Floor Landing**

Built in airing cupboard and loft access.

### **Bedroom One**

9'8" x 9'2" (2.97 x 2.80)

Built in double wardrobes. Double glazed window to the rear aspect.. Radiator. Ceiling roof light.

### **En Suite**

Modern three piece suite comprising a WC, wash basin and a walk in shower cubicle. Fully tiled walls and flooring with a chrome radiator and double glazed obscure window to the rear aspect.

## **Bedroom Two**

9'8" x 9'2" (2.97 x 2.80)

Double glazed window to the front aspect. Built in double wardrobes. Radiator.

## **Family Bathroom**

Modern three piece suite comprising a WC, wash basin and a bath with shower over with shower screen. Fully tiled walls and flooring. Upright chrome radiator. Double glazed obscure window to the front aspect.

## **Rear Garden**

Courtyard rear garden laid to patio with raised beds.

## **Externally**

## **Parking**

There are two allocated parking spaces with the property.

## **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**

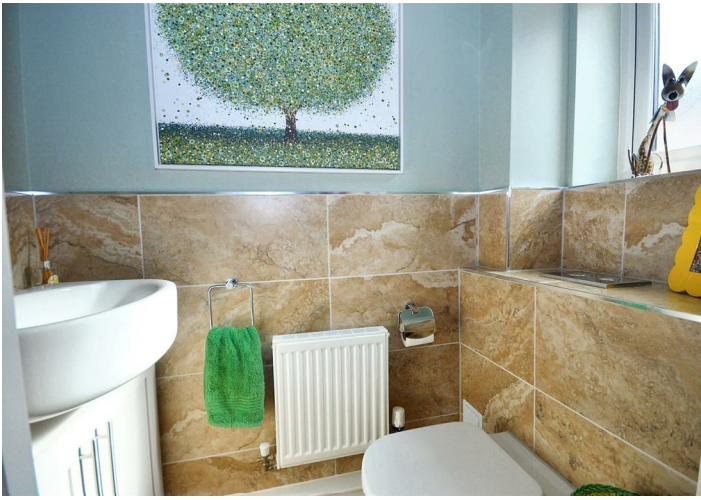
Local Authority: North Northamptonshire

Council Tax Band: B

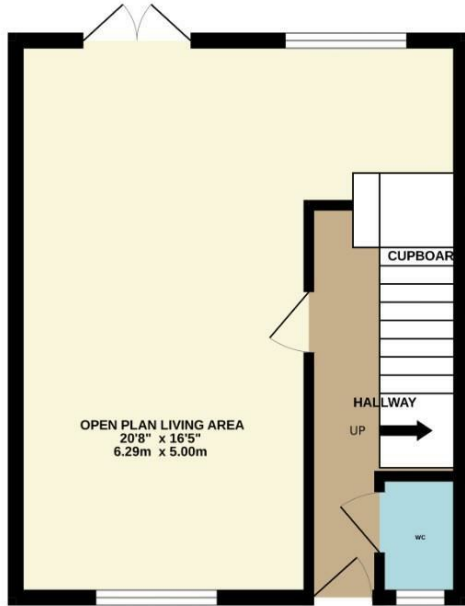




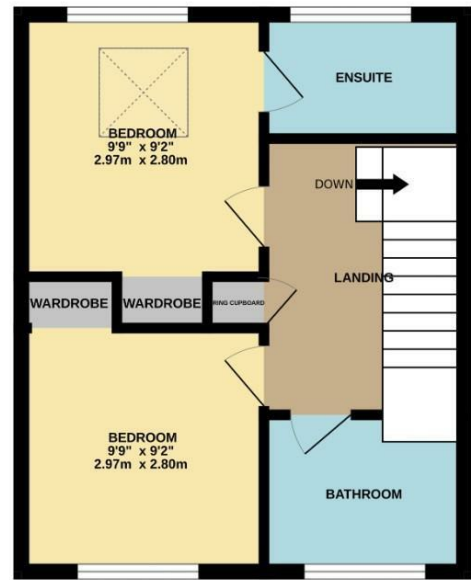




GROUND FLOOR  
341 sq.ft. (31.6 sq.m.) approx.



1ST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA: 679 sq.ft. (63.1 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>	86	87
(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	



## 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.