

**20 Churchill Road  
Earls Barton  
NORTHAMPTON  
NN6 0PQ**

**£475,000**



- **DETACHED FAMILY HOME**
- **FOUR BEDROOMS**
- **AMPLE OFF ROAD PARKING**
- **WRAP AROUND GARDENS**
- **VILLAGE LOCATION**

- **TASTEFULLY EXTENDED**
- **SPACIOUS LIVING**
- **CLOSE TO VILLAGE CENTRE**
- **MASTER BEDROOM WITH EN-SUITE**
- **ENERGY EFFICIENCY RATING ; D**

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 Churchill Road, Earls Barton, Northampton - a charming location for this delightful detached home! This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms and two bathrooms, there's ample space for everyone in the household.

Built by a renowned local builder Underwoods, this home combines the charm of a traditional property with the convenience of modern amenities. Parking is a breeze with spaces for many vehicles, ensuring you and your guests will never have to worry about finding a spot.

This extended family home offers a warm and inviting atmosphere, ideal for creating lasting memories with your loved ones. The large gardens surrounding the property provide a tranquil escape from the hustle and bustle of everyday life, perfect for enjoying a cup of tea on a sunny afternoon.

Located close to the village centre, you'll have easy access to local amenities, shops, and restaurants, making errands a breeze. Don't miss out on the opportunity to make this house your home - book a viewing today and experience the charm of Churchill Road for yourself!

## **Ground Floor**

### **Entrance Porch**

Enter via a composite double glazed front door into the entrance porch with double glazed frosted windows to the front aspect, laminate flooring and door to;

### **Entrance Hallway**

Stairs rising to the first floor, Oak flooring, radiator and built-in storage cupboard. Door to;

### **Dining Room**

16'7" x 12'0" (5.06 x 3.68)

Double glazed window to the front aspect with a feature fireplace with an electric fire, double radiator and Oak flooring. Double doors leading to;

### **Kitchen/Breakfast Room**

20'6" x 8'11" (6.27 x 2.72)

A range of base units with matching granite worktops and splashbacks. Built-in appliances to include a double oven and induction hob with extractor hood. larder fridge and dishwasher. Inset Belfast sink with mixer Swan neck mixer taps. The area also benefits from a matching centre Island with drawers under. Two double glazed windows to the rear aspect, tiled flooring, double radiator and door to;

### **Utility Room**

10'7" x 8'9" (3.23 x 2.69)

A range of floor and eyelevel units with matching worktops and complementary tiling. Plumbing for washing machine with laminate flooring, double glazed window to the side aspect, door to garage and door to;

### **Downstairs Cloakroom**

A two piece suite comprising WC and wash basin with a double glazed obscure window to the rear aspect.



## **Living Room**

20'4" x 10'9" (6.20 x 3.29)

Double glazed French doors and windows overlooking the rear garden with an additional double glazed window to side aspect. Two double radiators.

## **First Floor**

### **First Floor Landing**

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

### **Master Bedroom**

13'3" x 10'9" (4.04 x 3.30)

Dual aspect double glazed windows to the rear and side with a double radiator and door to;

### **En-Suite Shower Room**

Large en-suite shower room with a modern three-piece suite comprising a WC, wash basin housed in a vanity unit and a large walk in shower cubicle. Double glazed obscure window to the front aspect and a double glazed porthole window to the side aspect. Ceiling spotlighting and tiling to water sensitive areas with an upright chrome radiator.

### **Bedroom Two**

12'9" x 12'0" (3.90 x 3.68)

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

### **Bedroom Three**

11'0" x 8'11" (3.37 x 2.72)

A double glazed window to the rear aspect with a built-in storage cupboard and a radiator.

### **Bedroom Four**

8'11" x 8'11" (2.72 x 2.72)

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

## **Family Bathroom**

A three piece suite comprising a WC, pedestal wash basin and a bath with shower over and shower screen. Fully tiled walls and flooring and a double glazed window to the front aspect and a radiator.

## **Externally**

### **Front Garden**

A large block paved driveway allowing parking for several cars and gated access to garden. With a lawn area and access to garage.

### **Rear Garden**

A wrap round rear garden to the rear and side of the property mainly laid to lawn with a separate patio area and stocked with mature trees, bushes and shrubs. There is also a raised patio area with decking and a summer house. To the rear is another separate patio area.

## **Garage**

Single garage with an up and over garage door and fitted with power and light 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: D











GROUND FLOOR  
1015 sq.ft. (94.3 sq.m.) approx.



1ST FLOOR  
715 sq.ft. (66.5 sq.m.) approx.



TOTAL FLOOR AREA: 1731 sq.ft. (160.8 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		
(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

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