

**26 St Crispin Road  
Earls Barton  
NORTHAMPTON  
NN6 0PG**

**£650,000**



- **SPACIOUS DETACHED FAMILY HOME**
- **NO ONWARD CHAIN**
- **FOUR BATHROOMS**
- **POPULAR VILLAGE LOCATION**
- **GARDEN ROOM**

- **POTENTIAL ANNEXE**
- **SIX BEDROOMS**
- **AMPLE OFF ROAD PARKING**
- **STUNNING KITCHEN/DINING ROOM**
- **ENERGY EFFICIENCY RATING ; TBC**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Welcome to this stunning and spacious detached house located on St Crispin Road in the charming village of Earls Barton, Northampton. This property boasts three reception rooms, perfect for entertaining guests or simply relaxing with your family. With six bedrooms and four bathrooms, there is ample space for everyone in the household.

This property exudes charm while offering modern amenities for comfortable living. The parking area can accommodate up to four vehicles, ensuring convenience for you and your guests.

One of the standout features of this home is the potential annexe, providing versatility for various living arrangements or additional space for hobbies and activities. The absence of an upper chain makes the purchasing process smoother and quicker, allowing you to move into your new home effortlessly.

Nestled in a popular village location, this property offers a peaceful and picturesque setting for you to call home. Don't miss out on the opportunity to own this beautiful property in the heart of Northamptonshire.

## **Ground Floor**

### **Entrance Hallway**

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

### **Downstairs Cloakroom**

A modern two piece suite comprising a WC and wash basin with an obscure double glazed window to the front aspect, single radiator, Oak flooring and tiling to water sensitive areas.

### **Lounge**

19'2" x 12'2" (5.85 x 3.71)

A double glazed bay window to the front aspect with a feature fireplace with a living flame gas fire and two radiators.

### **Kitchen/Breakfast Room**

29'0" x 11'10" (8.85 x 3.61)

A stunning kitchen/dining room with a range of floor and eyelevel kitchen units with matching Granite worktops and splashback. Integrated appliances to include a double oven, fridge/freezer, dishwasher and an electric range cooker. One and a half bowl inset sink with mixer taps. Double glazed window to the rear aspect and double glazed French doors leading to the rear patio. Oak flooring, radiator and opening through to;

### **Garden Room**

12'10" x 11'10" (3.93 x 3.61)

Spacious garden room with Oak flooring and French doors leading to the rear garden with a double radiator and two double glazed windows to the rear and side aspects.

### **Utility Room**

9'5" x 5'11" (2.88 x 1.82)

A range of floor and eyelevel kitchen units with an inset single bowl sink with drainer and mixer taps and a single radiator. Oak flooring and plumbing for washing machine.

### **Living Room/Study**

16'4" x 8'5" (5 x 2.58)

Double glazed window to the front aspect with a double radiator and Oak flooring. A range of built-in storage cupboards/wardrobes.

### **Downstairs Bedroom Suite**

23'1" x 14'5" (7.06 x 4.41)

Downstairs living space including a double glazed window to the front aspect and double glazed bifold doors leading to the rear patio. There is also a separate seating area with ceiling spotlighting, double radiator and door to;

### **En-Suite**

A wet room with a three piece suite comprising a WC, pedestal wash basin and a walk-in shower with a chrome towel radiator, tiled flooring and obscure double glazed window to the side aspect.

### **First Floor**

#### **First Floor Landing**

Galleried first floor landing with loft access. Doors to bedrooms and a ceiling tunnel light.

#### **Master Bedroom Suite**

19'10" x 12'9" (6.07 x 3.91)

Large master bedroom with a double glazed window to the front aspect and a range of fitted drawers and storage cupboards. An upright radiator and door to;

#### **Walk In Dressing Room**

A walk-in dressing room with wall-to-wall fitted with storage, hanging units and shelving with ceiling spotlighting.

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

Modern shower room with a four piece suite comprising WC, his and her sink units fitted in a range of storage cabinets and units and a large walk in shower cubicle with rainfall showerhead and electric controls. Modern towel radiator, ceiling spotlighting and tiling to water sensitive areas. Tiled flooring and obscure double glazed window to the rear aspect.

#### **Bedroom Three**

14'11" x 11'9" (4.55 x 3.60)

Double glazed bay window to the front aspect, built-in double wardrobes, double radiator and door to;

#### **En-Suite**

A three piece suite comprising a WC, pedestal wash basin and a large walk in shower cubicle. Tiling to water sensitive areas, ceiling spotlighting, double glazed window to the side aspect and an upright chrome radiator.

#### **Bedroom Four**

10'1" x 9'1" (3.09 x 2.78)

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

#### **Bedroom Five**

10'5" x 10'1" (3.18 x 3.08)

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

## **Bedroom Six**

11'9" x 7'6" (3.59 x 2.29)

A double glazed window to the front aspect, built in storage cupboard and a single radiator.

## **Family Bathroom**

A three piece suite comprising a WC, pedestal wash basin and a bath with shower over. Tiling to water sensitive areas and tiled flooring with a chrome radiator and double glazed window to the side aspect.

## **Externally**

### **Front Garden**

A beautifully landscaped front garden stocked with mature bushes, trees and shrubs with an Astroturf lawn and block paved driveway with parking for several cars.

### **Rear Garden**

A landscaped garden mainly to Astroturf with a separate patio seating area and BBQ and entertaining area. With a patio area to the side of the property with garden sheds and bin area.

## **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: E



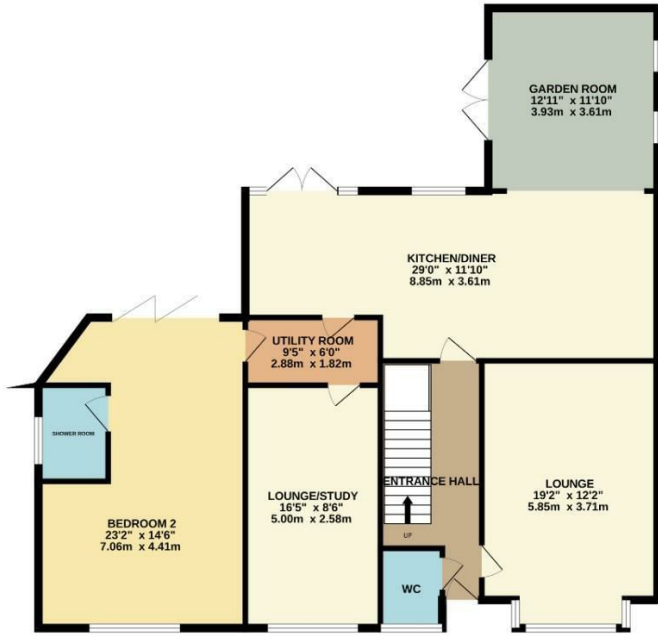




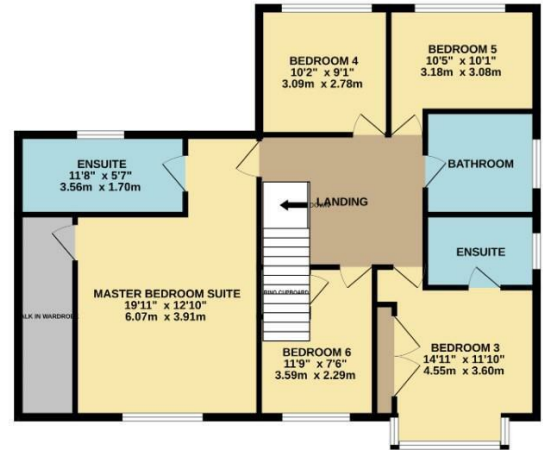




GROUND FLOOR



1ST FLOOR



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
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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