

**5 Spencer Close
Earls Barton
NORTHAMPTON
NN6 0RD**

£465,000



- **DETACHED HOME**
- **EN-SUITE SHOWER ROOM**
- **IMMACULATE CONDITION**
- **GARDEN ROOM**
- **SOUGHT AFTER LOCATION**

- **FOUR BEDROOMS**
- **BEAUTIFULLY EXTENDED**
- **KITCHEN/DINER**
- **UTILITY ROOM**
- **ENERGY EFFICIENCY RATING : D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Welcome to Spencer Close, Earls Barton, Northampton - a charming village location perfect for those seeking a peaceful retreat. This modern detached home boasts two reception rooms, four bedrooms, and two bathrooms, offering ample space for comfortable living.

As you step inside, you'll be greeted by an immaculate interior that exudes warmth and style. The large kitchen diner is perfect for hosting family gatherings or intimate dinners, while the open plan garden room provides a tranquil space to relax and unwind.

With parking available for up to three vehicles, convenience is at your doorstep. The property's fantastic village location offers a sense of community and a peaceful atmosphere that is hard to come by.

Whether you're looking to settle down in a family-friendly neighbourhood or simply seeking a change of pace, this property ticks all the boxes. Don't miss out on the opportunity to make this house your home - book a viewing today and experience the charm of Spencer Close for yourself.

Ground Floor

Entrance Hallway

Enter via a double glazed composite front door with a double glazed side panel into the entrance hallway. Stairs rising to the first floor. Radiator . Door to;

Downstairs Cloakroom

A modern two piece suite comprising a WC and wash basin with laminate flooring and a double glazed obscure window to the front aspect. Radiator.

Lounge

15'10" x 12'7" (4.84 x 3.85)

Double glazed window to front aspect. Feature fireplace with radiator. Laminate flooring. Opening to;

Kitchen/Diner

28'3" x 9'10" (8.62 x 3.02)

A range of floor units with matching worktops and splash-back. Double inset sink units with swan neck mixer taps.. Integrated appliances to include two double ovens, dishwasher and fridge/freezer. Centre island with Oak worktop and integrated five ring gas hob. Two upright modern radiators and a radiator. Ceiling spot lighting. Double glazed window to the rear aspect and double glazed French doors leading to the rear gardens. A built in storage cupboard. Door to;

Utility Room

8'8" x 6'5" (2.65 x 1.96)

Range of floor units with worktops. Plumbing for washing machine and tumble dryer. Ceiling spot lighting. Double radiator. Door leading to garage.

Garden Room

9'10" x 9'10" (3.01 x 3.0)

A lovely space overlooking the rear garden with bi-fold doors and vaulted ceiling with spotlighting.

First Floor

First Floor Landing

Built in storage cupboard and loft access.

Master Bedroom

16'9" x 8'2" (5.11 x 2.50)

A lovely airy master bedroom with vaulted ceiling and spotlighting. Double glazed window to the front aspect and a double radiator. Door to;

En Suite

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 rear aspect and a modern upright radiator.

Bedroom Two

12'7" x 9'10" (3.84 x 3.02)

Wall to wall built in wardrobes with double glazed window to front aspect and a radiator.

Bedroom Three

12'9" x 9'10" (3.90 x 3.02)

Double glazed window to the rear aspect with a radiator.

Bedroom Four

8'9" x 8'3" (2.69 x 2.53)

Double glazed window to the front aspect. Built in wardrobe and radiator.

Family Bathroom

Modern three piece suite comprising a WC, pedestal wash basin and bath with shower over and shower screen. Brick effect tiling to water sensitive areas. Radiator. Double glazed obscure window to rear aspect.

Externally

Front Garden

Mainly laid gravel with driveway leading to garage with parking for several cars and an outside power socket.

Rear Garden

Beautifully landscaped rear garden, mainly laid to lawn with a separate raised seating/entertaining area with mature bushes, shrubs and a garden shed. Gated side access and an outside power socket.

Garage

Up and over garage door and fitted with lighting. Part converted to the rear of the garage to a utility room.

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

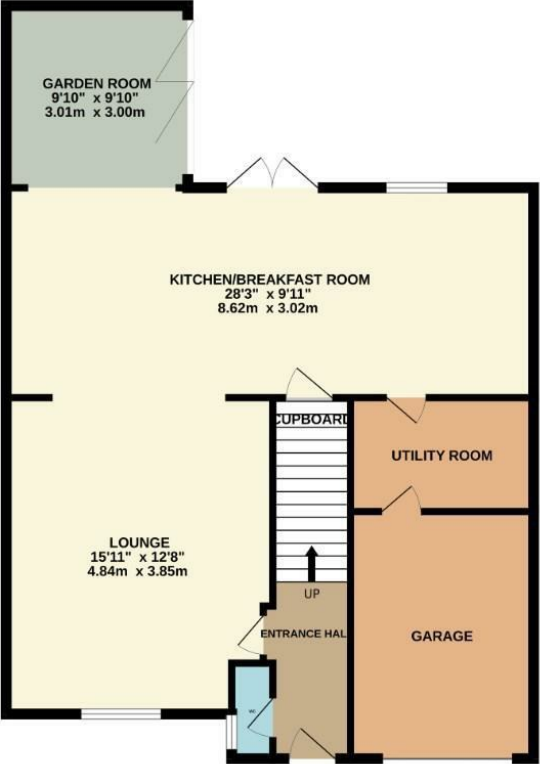
Council Tax Information

Local Authority: North Northamptonshire Council Tax Band: D

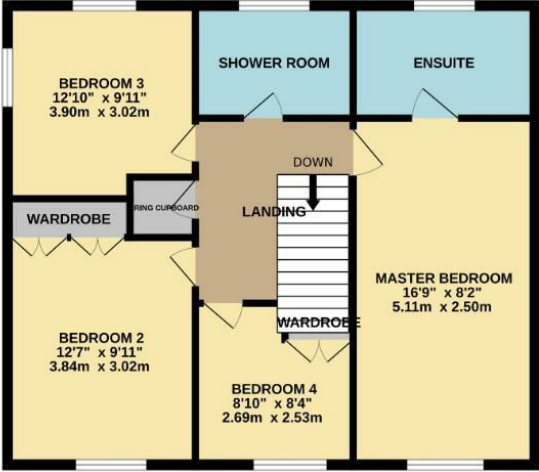




GROUND FLOOR



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
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	



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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 firms employment has the authority to make or give any representation or warranty in respect of the property.