

**58 Fairhurst Way
Earls Barton
NORTHAMPTON
NN6 0NP**

£360,000



- **THREE/FOUR BEDROOMS**
- **EXTENDED**
- **VILLAGE LOCATION**
- **KITCHEN/DINER**
- **NO ONWARD CHAIN**

- **DETACHED**
- **DETACHED GARAGE**
- **QUIET CUL DE SAC**
- **STUDY**
- **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 Fairhurst Way, Earls Barton, Northampton - a charming location for this stunning detached house! This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With three spacious bedrooms, there's plenty of room for everyone to have their own space.

Built between 1990-1999, this house combines modern amenities with a touch of character. The two bathrooms ensure no more waiting in line during the morning rush, adding convenience to your daily routine.

One of the standout features of this property is the parking space for several vehicles and a detached garage, making it ideal for families with multiple cars or those who love to host gatherings. Imagine never having to worry about finding parking again!

Don't miss out on the opportunity to make this house your home. Book a viewing today and envision the possibilities that this property holds for you and your loved ones.

Ground Floor

Entrance Hall

Enter via a wooden double glazed front door into the entrance hallway with stairs rising to first floor. Double radiator and tiled flooring. Door to;

Living Room

17'0" x 12'11" (5.19 x 3.96)

A feature fireplace with a living flame gas fire. Two double glazed windows to front aspect and a double radiator. Double doors leading to;

Kitchen/Dining Room

23'8" x 9'6" (7.23 x 2.90)

A range of floor and eyelevel Shaker style kitchen units with matching worktops and complementary tiling with a breakfast bar. Built-in electric oven and gas hob with plumbing for dishwasher. One and a half bowl inset sink with drainer and mixer taps. Double glazed window to rear aspect and double glazed French doors leading to the rear garden. Fully tiled flooring with a double radiator.

Study/Bedroom

11'0" x 7'11" (3.37 x 2.42)

A double glazed window to the front aspect and a radiator currently used as a study but a versatile space which could be used as a bedroom.

WC/Utility Room

Two piece suite comprising WC and wash basin with plumbing for washing machine and tumble dryer with a range of base and eye level units with matching worktops. Double glazed window to rear aspect and tiled flooring.

First Floor

First Floor Landing

Double glazed window to side aspect with a double radiator, built-in airing cupboard and loft access.

Master Bedroom

11'5" x 11'3" (3.48 x 3.45)

Two double built-in wardrobes with a double glazed window to rear aspect and a radiator. Door to;

En-Suite Shower Room

A three piece suite comprising WC, pedestal wash basin and a walk-in shower cubicle with fully tiled walls and flooring. Double glazed obscure window to rear aspect and a single radiator.

Bedroom Two

13'2" x 11'4" (4.02 x 3.46)

A double glazed window to the front aspect and a single radiator.

Bedroom Three

12'0" x 10'2" (3.68 x 3.10)

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

Family Bathroom

Three piece suite comprising a WC, pedestal wash basin and a bath with shower over and a shower screen. Tiled flooring and tiling to water sensitive areas. Double glazed obscure window to rear aspect and a radiator.

Externally**Front Garden**

Mainly laid to shingle and bordered with mature bushes and plants with driveway leading to garage and parking for several cars.

Rear Garden

Enclosed rear garden mainly laid to patio with raised bedding areas stocked with trees, bushes and plants. There is a raised patio area with gated side access.

Garage

Single larger than average detached garage with electric garage door and rear access door. Fitted with power and light with storage in the eaves.

Local Information

Earls Barton

Once you move to Earls Barton you never leave. You may move house, but you'll stay in Earls Barton. Neighbours become friends and in no time you and your family are part of the Earls Barton community.

Located in Northamptonshire off the A45, 9 miles from the centre of Northampton and 8 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
692 sq.ft. (64.2 sq.m.) approx.



1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA: 1227 sq.ft. (114.0 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
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		81
(69-80)	C	68	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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