

**1 Oxford Close
Earls Barton
NORTHAMPTON
NN6 0LY**

£345,000



- **DETACHED HOME**
- **NO ONWARD CHAIN**
- **DETACHED SINGLE GARAGE**
- **VILLAGE LOCATION**

- **FOUR BEDROOMS**
- **TWO RECEPTION ROOMS**
- **GOOD SIZE CORNER PLOT**
- **ENERGY EFFICIENCY RATING : C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Welcome to Oxford Close, a charming property located in the picturesque village of Earls Barton, Northampton. This delightful detached house, built between 1980-1989, offers a perfect blend of comfort and style. The property is offered with no onward chain.

Upon entering, you are greeted by two spacious reception rooms that provide ample space for entertaining guests or simply relaxing with your family. With four bedrooms, there is plenty of room for everyone to enjoy their own private space.

The property boasts a well-maintained bathroom, ensuring convenience for all residents. Parking will never be an issue with space for up to three vehicles, making hosting gatherings or having visitors a breeze.

Situated on a corner plot, this home offers a sense of privacy and tranquillity, allowing you to enjoy the peaceful surroundings of this lovely village location. Whether you're looking to unwind in the garden or explore the local community, this property provides the perfect setting for a comfortable and fulfilling lifestyle.

Don't miss out on the opportunity to make Oxford Close your new home sweet home. Book a viewing today and experience the charm and warmth this property has to offer.

Ground Floor

Entrance Hallway

Enter via a composite double glazed front door with a double glazed side panel into the entrance hallway with stairs rising to first floor. Built in under stairs storage cupboard and a double radiator. Wooden flooring and door to;

Downstairs Cloakroom

A two piece suite comprising a WC and wash basin with tiling to lower half of wall and a single radiator. Double glazed window to the side aspect.

Lounge

13'2" x 9'9" (4.03 x 2.99)

Double glazed bay window to the front aspect with a double radiator and a feature fireplace. Opening to;

Dining Room

10'0" x 9'2" (3.05 x 2.81)

Double glazed French doors leading to the rear gardens and a radiator. Opening to;

Kitchen

12'2" x 8'9" (3.72 x 2.68)

A range of floor and eyelevel Shaker style kitchen units with matching worktops and splashbacks. Built-in appliances to include an induction hob, double oven and fridge/freezer. Plumbing for washing machine and a one and a half bowl inset sink with drainer and mixer taps. Double glazed window to the rear aspect with tiled flooring, ceiling spotlighting and double glazed door leading to the rear garden.

First Floor

First Floor Landing

First floor landing with a built-in airing cupboard and loft access.

Master Bedroom

11'9" x 10'2" (3.59 x 3.10)

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

Bedroom Two

9'4" x 8'8" (2.85 x 2.66)

Double glazed window to the rear aspect with built in wardrobes and a radiator.

Bedroom Three

9'6" x 6'11" (2.90 x 2.11)

Built in wardrobe and storage with a double glazed window to the front aspect and a radiator.

Bedroom Four

8'9" x 6'5" (2.69 x 1.96)

Double glazed window to the rear aspect, built-in wardrobes and drawers and a radiator.

Family Bathroom

Three piece suite comprising a WC, pedestal wash basin and a bath with shower over and shower screen. Fully tiled walls. Double glazed obscure window to the rear aspect and a radiator.

Externally

Front Garden

Mainly laid to lawn with mature bushes, trees and shrubs with a block paved driveway leading to the garage with parking for several cars.

Rear Garden

Walled rear garden mainly laid to lawn with mature trees, shrubs and plants with a large patio area and garden shed and rear access door leading into the garage. Gated side access.

Garage

Detached single garage with an up and over garage door, rear access door and fitted with power and light.

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.

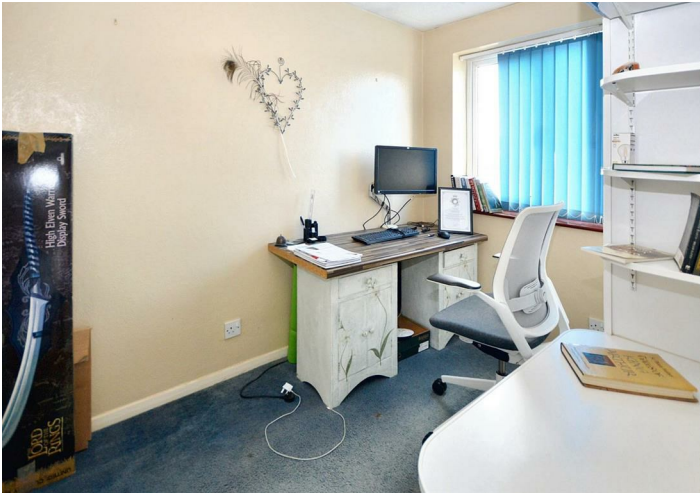
Agents Notes

Council Tax Information

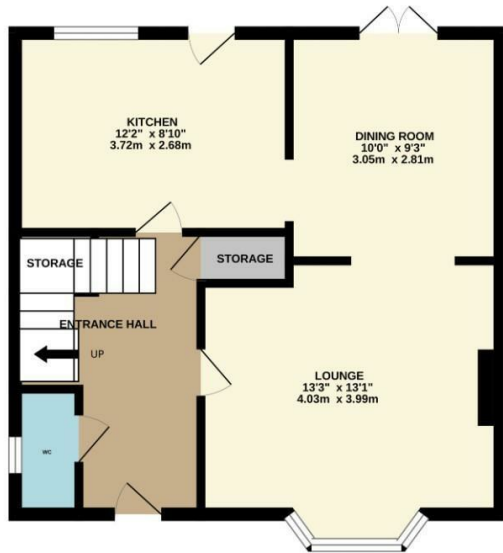
Local Authority: North Northamptonshire

Council Tax Band: D

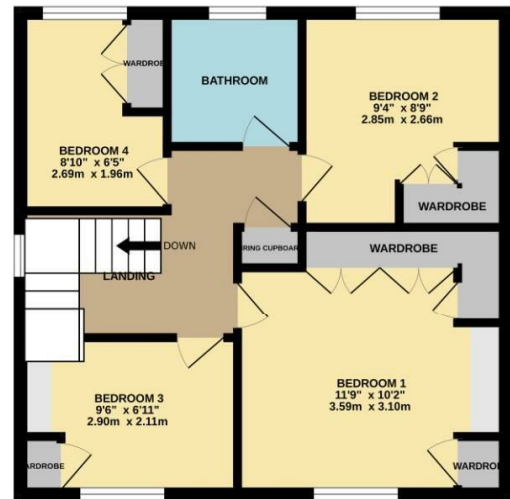




GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



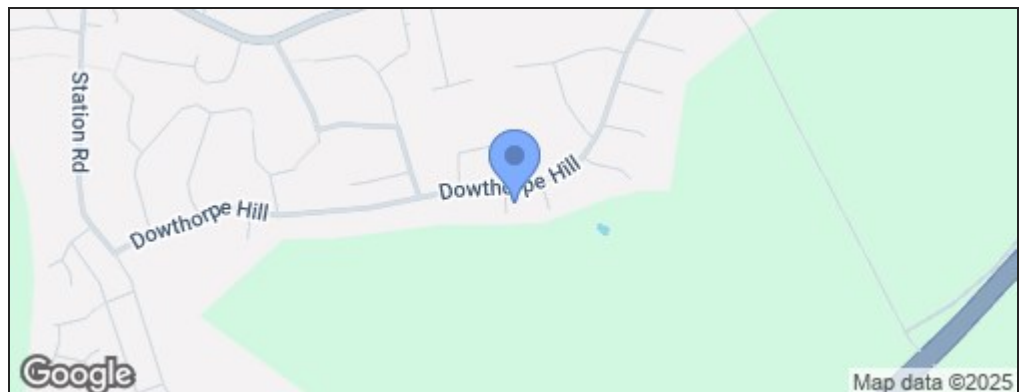
1ST FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (84.0 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
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	71	
(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

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.