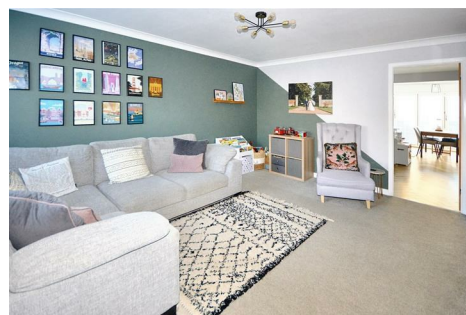


**93 Churchill Road
Earls Barton
NORTHAMPTON
NN6 0RE**

£330,000



- **THREE BEDROOMS**
- **UTILITY ROOM**
- **LOVELY QUIET LOCATION**
- **VILLAGE LOCATION**

- **EXTENDED KITCHEN/FAMILY ROOM**
- **CONVERTED GARAGE**
- **OFF ROAD PARKING**
- **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 this charming semi-detached home on Churchill Road in the picturesque village of Earls Barton, Northampton. This delightful property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms, there's plenty of space for the whole family to unwind and make themselves at home.

This home combines modern convenience with classic charm. The property features a well-maintained bathroom, ensuring your comfort and convenience. Parking is a breeze with space for three vehicles, making coming home after a long day out a stress-free experience.

Nestled in a quiet location, this property offers a peaceful retreat from the hustle and bustle of everyday life. Enjoy the tranquillity of the surroundings and take in the beautiful views overlooking the fields. Whether you're enjoying a morning cup of tea or unwinding after a busy day, this serene setting is sure to captivate you.

Don't miss out on the opportunity to make this wonderful house your new home. With its spacious rooms, convenient parking, and idyllic location, this property has all the makings of a perfect family abode. Contact us today to arrange a viewing and start envisioning your life in this charming Earls Barton residence.

Ground Floor

Entrance Hallway

Enter via a double glazed front door into the entrance hallway with stairs rising to the first floor. Radiator and Oak flooring with a door to;

Downstairs Cloakroom

Two piece suite comprising a WC and wash basin housed in a storage cabinet. Double glazed obscure window to the front aspect and a radiator.

Lounge

15'2" x 14'10" (4.63 x 4.53)

Double glazed window to the front aspect with a double radiator and door to;

Kitchen/Family Room

20'1" x 13'9" (6.14 x 4.20)

An open plan kitchen/family area with a range of floor and eyelevel units with matching worktops and complementary tiling with built-in appliances to include a five ring gas hob, double oven and dishwasher. Inset Belfast sink with mixer taps. Oak flooring with double glazed bifold doors leading out to the rear garden and three Velux roof lights. Two modern upright radiators and door to;

Utility Room

11'2" x 7'9" (3.41 x 2.37)

Floor and eyelevel units with matching worktops and complementary tiling. Plumbing for washing machine and tumble dryer with Oak flooring and ceiling spotlighting. Double glaze windows to the rear aspect and a double glazed door leading to the rear garden.

First Floor

First Floor Landing

Double glazed window to the side aspect with loft access and two built-in storage cupboards.

Bedroom One

12'2" x 8'2" (3.73 x 2.51)

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

Bedroom Two

10'11" x 8'5" (3.35 x 2.59)

Double glazed window to the front aspect and a radiator.

Bedroom Three

9'2" x 6'5" (2.80 x 1.98)

Double glazed window to the rear aspect and a radiator.

Family Bathroom

Three-piece suite comprising a WC, pedestal wash basin and a bath with shower over. Fully tiled walls and flooring with an upright chrome towel radiator. Double glazed obscure window to the front aspect.

Externally

Front Garden

Mainly laid to gravel with mature shrubs and plants. Driveway leading to converted garage.

Rear Garden

Beautifully landscaped rear garden mainly laid to lawn with a raised decking and seating area. Stocked with mature plants, shrubs and bushes. Gated side access.

Converted Garage

Converted garage with storage area to the front.

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

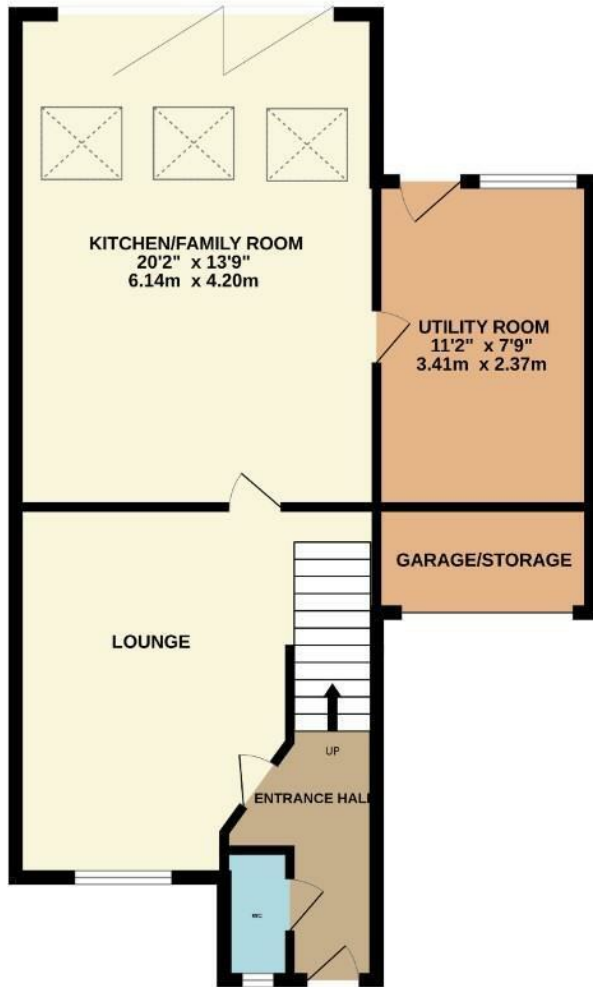
Local Authority: North Northamptonshire

Council Tax Band: C

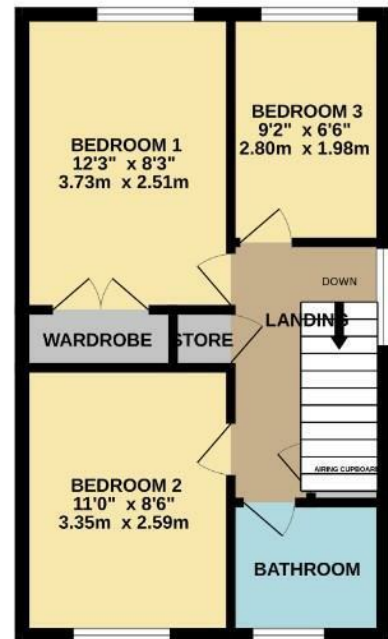




GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.



1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 1080 sq.ft. (100.3 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		86
(81-91) B		
(69-80) C		
(55-68) D	66	
(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 firm's employment has the authority to make or give any representation or warranty in respect of the property.