

**49 Churchill Road  
Earls Barton  
NORTHAMPTON  
NN6 0PQ**

**£480,000**



- **FOUR BEDROOMS**
- **POPULAR VILLAGE LOCATION**
- **TWO SHOWER ROOMS**
- **TWO/THREE RECEPTION ROOMS**

- **EXTENSIVE GARDENS**
- **VERSATILE LIVING SPACE**
- **GARAGE AND OFF ROAD PARKING**
- **ENERGY EFFICIENCY RATING : TBC**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Welcome to Churchill Road, Earls Barton, Northampton - a charming location for this delightful detached house built in the popular Underwood style. This property, constructed between 1970-1979, boasts two spacious reception rooms, perfect for entertaining guests or relaxing with family. With four bedrooms and two bathrooms, there is ample space for everyone in the household.

One of the standout features of this property is the parking provision for up to three vehicles, ensuring convenience for you and your visitors. The extensive rear gardens offer a tranquil retreat where you can unwind amidst nature or host outdoor gatherings in the warmer months.

Whether you're looking for a family home with room to grow or a place to entertain friends, this property on Churchill Road has the potential to be the perfect setting for your next chapter. Don't miss out on the opportunity to make this house your home in the heart of Northampton.

## **Ground Floor**

### **Entrance Porch**

Enter via a UPVC double glazed front door into the entrance porch with a double glazed side panel and door through to;

### **Entrance Hallway**

Entrance hall with stairs rising to first floor, two built-in storage cupboards, a radiator and door to;

### **Downstairs Cloakroom**

A two piece suite comprising WC and a wash basin housed in a storage unit. Radiator and double glazed obscure window to the front aspect with tiling to water sensitive areas.

### **Lounge**

14'11" x 11'11" (4.56 x 3.64)

Double glazed window to the front aspect and a feature fireplace with an electric fire. Double radiator and double doors leading to;

### **Dining Room**

14'0" x 10'3" (4.27 x 3.13)

Double glazed windows and door to the rear aspect and a double radiator with a hatch to kitchen and door to;

### **Bedroom/Family Room**

17'6" x 10'4" (5.34 x 3.15)

Double glazed window to the front aspect and a double radiator with ceiling spotlighting and door to side aspect. Door to;

### **Shower Room**

10'4" x 8'0" (3.17 x 2.44)

Three piece suite comprising a WC, wash basin and electric shower with tiling to water sensitive areas and wet room flooring. A double glazed window to the rear aspect.

## **Kitchen**

13'11" x 10'7" (4.26 x 3.25)

A range of floor and eyelevel kitchen units with matching worktops and complementary tiling. Built-in gas hob and double electric oven with plumbing for washing machine and double radiator. Single bowl inset sink with drainer and mixer taps and a double glazed window to the rear aspect. Door to;

## **Rear Hallway**

An internal door into garage and a UPVC double glazed door to the rear gardens. Sliding door leading to;

## **Utility Room**

Floor mounted units with matching worktops. Wall mounted central heating boiler and a double glazed window to the rear aspect.

## **First Floor**

### **First Floor Landing**

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

### **Bedroom**

12'0" x 11'9" (3.66 x 3.59)

Double glazed window to the front aspect and a radiator.

### **Bedroom**

12'1" x 10'3" (3.70 x 3.14)

Double glazed window to the rear aspect and a radiator.

### **Bedroom**

10'7" x 9'0" (3.25 x 2.75)

Double glazed window to the rear aspect and a radiator.

## **Shower Room**

Three piece suite comprising a WC, pedestal wash basin and a large walk-in shower cubicle with an obscure double glazed window to the front aspect. Radiator and tiling to water sensitive areas.

## **Externally**

### **Front Garden**

Beautifully landscaped front garden mainly laid to lawn and stocked with mature trees, bushes and shrubs with a block paved driveway lead to the garage.

### **Rear Gardens**

Extensive gardens stocked with mature trees, shrubs, plants and bushes mainly laid to lawn with a large patio area and gated side access.

## **Garage**

19'2" x 9'0" (5.85 x 2.75)

Single garage with an electric roller shutter door, eaves storage 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

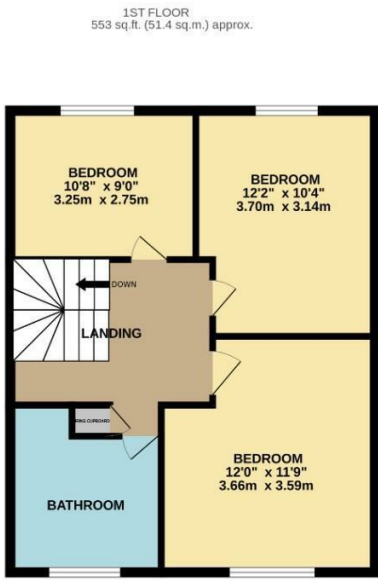












TOTAL FLOOR AREA : 1822 sq.ft. (169.2 sq.m.) approx.

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		
(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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