

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

£475,000



- **FOUR BEDROOMS**
- **CENTRAL VILLAGE LOCATION**
- **TWO SHOWER ROOMS**
- **TWO/THREE RECEPTION ROOMS**
- **EXTENDED TO SIDE AND REAR**

- **EXTENSIVE GARDENS**
- **VERSATILE LIVING SPACE**
- **GARAGE AND OFF ROAD PARKING**
- **EXTRA LARGE PLOT**
- **ENERGY EFFICIENCY RATING : C**

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PERSONAL • PROFESSIONAL • PROACTIVE

Nestled in the charming village of Earls Barton, this delightful detached house on Churchill Road offers a perfect blend of comfort and versatility. Built between 1970 and 1979, the property boasts a spacious layout with two inviting reception rooms, ideal for both relaxation and entertaining. With four well-proportioned bedrooms, there is ample space for families or those seeking a home office.

The house features two modern bathrooms, ensuring convenience for all residents. A notable highlight is the flexible living space, which has been thoughtfully extended to both the side and rear, providing an abundance of natural light and room to grow. The side extension presents an exciting opportunity for conversion into an annexe or studio, catering to various lifestyle needs.

Outside, the extensive garden is a true gem, offering a tranquil retreat for outdoor activities or simply enjoying the fresh air. The property also includes parking for up to three vehicles, a valuable asset in this central village location.

With its blend of modern amenities and potential for further development, this home is perfect for those looking to settle in a vibrant community while enjoying the comforts of a spacious family residence. Don't miss the chance to make this wonderful property your own.

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 the option of an 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. Separate entrance which could be converted to an annexe or studio. 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 up and over 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.

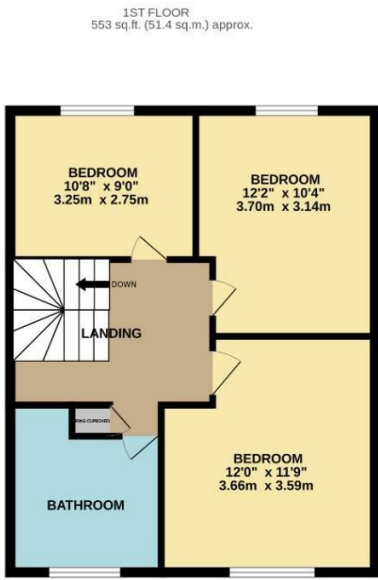
Agents Notes

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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