

**14 Victoria Street  
Earls Barton  
NORTHAMPTON  
NN6 0LJ**

**£225,000**



- **TWO BEDROOMS**
- **NO ONWARD CHAIN**
- **LARGE LIVING SPACE**
- **FOUR PIECE BATHROOM**

- **VICTORIAN TERRACED**
- **IN NEED OF MINOR UPDATING**
- **POPULAR VILLAGE LOCATION**
- **ENERGY EFFICIENCY RATING : D**

To arrange a viewing call us today on 01604 639933 or visit [www.horts.co.uk](http://www.horts.co.uk)



**PERSONAL • PROFESSIONAL • PROACTIVE**

Nestled on the charming Victoria Street in Earls Barton, Northampton, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, the property is ideal for small families, couples, or individuals seeking a cosy home. The location boasts easy access to local amenities and transport links, making it a practical choice for modern living. This residence presents an excellent opportunity for those looking to settle in a friendly community while enjoying the benefits of a quaint village atmosphere. Don't miss the chance to make this lovely house your new home.

## **First Floor**

### **Entrance Hallway**

Enter via a UPVC double glazed front door into the entrance hallway with stairs rising to the first floor, a radiator and laminate flooring. Door to;

### **Lounge/Diner**

22'3" x 11'5" (6.79 x 3.50)

Sash window to the front aspect and double glazed French doors leading to the rear garden. Feature fireplace, laminate flooring and built-in storage cupboards. Door to;

### **Kitchen**

18'11" x 8'0" (5.77 x 2.45)

A range of floor and eyelevel kitchen units with matching Oak worktops and complementary brick effect tiling. Two double glazed windows to the side aspect and a wooden door leading to the rear garden. Inset one and a half bowl sink with drainer and mixer taps with plumbing for washing machine. Tiled flooring and under stairs storage cupboard. Door to;

### **Utility/WC**

8'11" x 8'0" (2.74 x 2.45)

Dual aspect double glazed windows to rear and side with a WC and double radiator. This room needs finishing.

## **First Floor**

### **First Floor Landing**

First floor landing with loft access.

### **Bedroom One**

14'3" x 10'6" (4.36 x 3.21)

Two wooden sash windows to the front aspect with stripped and painted wooden flooring and a radiator.

### **Bedroom Two**

11'6" x 9'3" (3.52 x 2.83)

Wooden sash window to the rear aspect and a radiator.

### **Bathroom**

Four piece suite comprising a WC, pedestal wash basin, freestanding bath and a walk-in shower cubicle with tiling to water sensitive areas. Double glazed window to the rear aspect and a built-in storage cupboard.

## **Externally**

### **Front Garden**

Low level front wall with a low maintenance garden.

## **Rear Garden**

Low-level garden wall and gated rear access.

## **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**

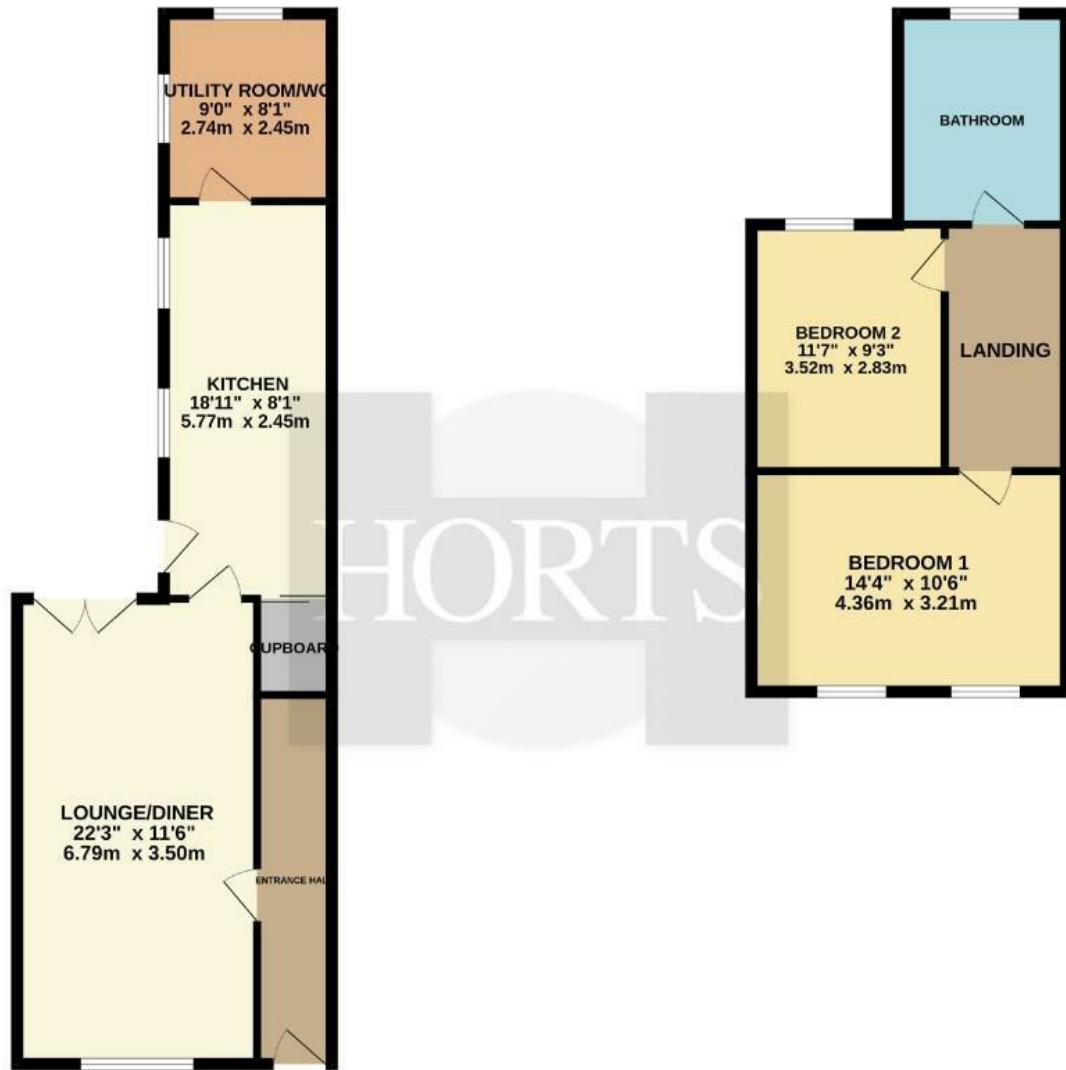
Local Authority: North Northamptonshire Council Tax Band: B





GROUND FLOOR  
560 sq.ft. (52.1 sq.m.) approx.

1ST FLOOR  
417 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA: 977 sq.ft. (90.8 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.  
Made with Metropix 5/2025

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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.