

**5 Cowper Close
Earls Barton
NORTHAMPTON
NN6 0PU**

£420,000



- **STUNNING FAMILY HOME**
- **THREE BEDROOMS**
- **STUNNING LANDSCAPED GARDENS**
- **POPULAR VILLAGE LOCATION**
- **FABULOUS OUTDOOR SPACE**

- **SPACIOUS LIVING ACCOMMODATION**
- **TASTEFULLY UPGRADED**
- **TANDEM LENGTH GARAGE**
- **GARDEN ROOM**
- **ENERGY EFFICIENCY RATING : TBC**

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PERSONAL • PROFESSIONAL • PROACTIVE

Nestled in the charming village of Earls Barton, Cowper Close presents an exceptional opportunity to acquire a beautifully maintained detached house. This immaculate property boasts three well-proportioned bedrooms, making it ideal for families or those seeking extra space. The two reception rooms offer versatile living areas, perfect for both relaxation and entertaining guests.

The house has been lovingly cared for, reflecting a commitment to modern living while retaining a warm and inviting atmosphere.

Situated in a peaceful neighbourhood, this home benefits from a sense of community while being conveniently located near local amenities. The surrounding area offers a delightful blend of countryside charm and modern conveniences, making it an attractive choice for those looking to settle in a serene environment.

With its immaculate condition and thoughtful design, this property is ready for you to move in and make it your own. Don't miss the chance to experience the perfect blend of comfort and style in this delightful home on Cowper Close.

Ground Floor

Entrance Hallway

Enter via a composite double glazed front door into the entrance hallway with built-in storage cupboards and an upright modern radiator. LVT flooring throughout the ground floor and stairs rising to the first floor.

Downstairs Cloakroom

Two piece modern suite comprising a close coupled WC, modern funky wash basin housed in a storage cabinet and a double glazed obscure window to the side of aspect. LVT flooring and modern radiator.

Lounge

17'5" x 11'9" (5.31 x 3.59)

Double glazed window to the front aspect with a seating area and built-in storage cupboards. Two modern upright radiators and a built-in media wall.

Kitchen/Family Room

20'2" x 11'1" (6.15 x 3.40)

A range of modern floor and eyelevel kitchen units with breakfast bar, built-in appliances to include a double oven, induction hob, dishwasher and fridge freezer with matching worktops and complementary splashbacks. There is plumbing for a washing machine and tumble dryer. One and a half bowl inset sink with Swan neck mixer taps. Ceiling spotlighting and built-in media wall. Modern upright radiators, LVT flooring and opening to;

Garden Room

20'2" x 10'0" (6.15 x 3.05)

Wall to wall windows and patio doors overlooking the beautifully landscaped rear gardens and double glazed patio doors leading to the side and the covered outdoor kitchen area. LVT flooring and modern upright radiators and door to;

Utility Room

9'10" x 8'7" (3.01 x 2.62)

Double glazed window to the rear aspect and door to rear garden. Plumbing for washing machine with work surfaces and storage units. Door to;

Gym/Office

17'4" x 8'7" (5.30 x 2.62)

Versatile room which is fully insulated and can be used as a home office or gym. Part of the tandem length garage

Dual Length Garage

Tandem length garage which is part partitioned off for office/gym room

First Floor

First Floor Landing

First floor landing with a double glazed window to the side aspect and a built-in airing cupboard and loft access.

Bedroom One

14'2" x 12'7" (4.34 x 3.86)

Double glazed window to the front aspect with wall to wall built-in wardrobes and a modern radiator.

Bedroom Two

14'3" x 9'4" (4.35 x 2.87)

Wall to wall built-in wardrobes and storage unit with a double glazed window to the rear aspect and a modern radiator.

Bedroom Three

8'4" x 8'2" (2.56 x 2.49)

Double glazed window to the front aspect, modern radiator and a built-in storage unit.

Family Bathroom

Modern three piece suite comprising of a floating WC, wash basin housed in a modern storage unit and a bath with rainforest shower over and shower screen. Tiling to water sensitive areas and LVT flooring with double glazed obscure window to the rear aspect and a modern upright radiator.

Externally

Front Garden

Mainly laid to gravel with parking for at least three cars. There is also a low level gated garden wall with a patio area. Driveway leading to the tandem length garage.

Rear Garden

A simply stunning landscaped rear garden with a patio area and separate seating and decking area. Raised beds and a built-in entertaining area and hot tub. There is also with an outside kitchen area with built-in appliances and gated side access. The rear garden also benefits from a covered rear patio area.

Entertaining Area

To the rear of the garden is a covered seating area ideal for entertaining and has 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.

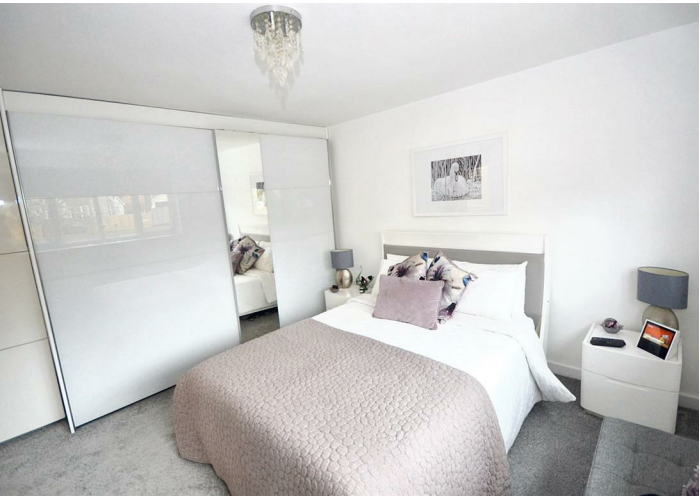
Agents Notes

Council Tax Information

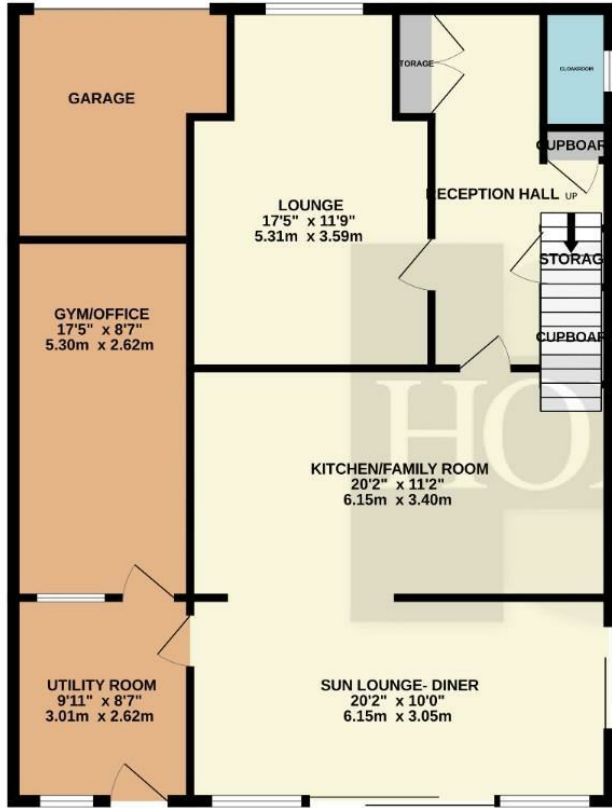
Local Authority: North Northamptonshire

Council Tax Band: D

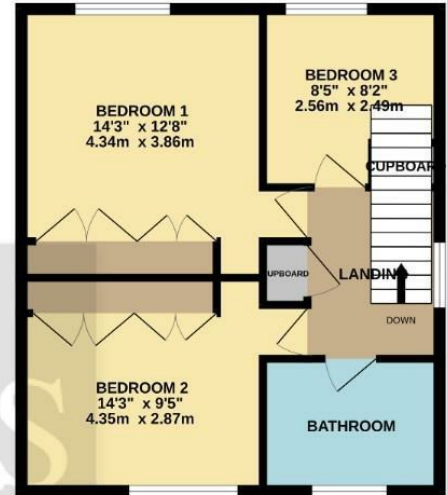




GROUND FLOOR
1116 sq.ft. (103.7 sq.m.) approx.



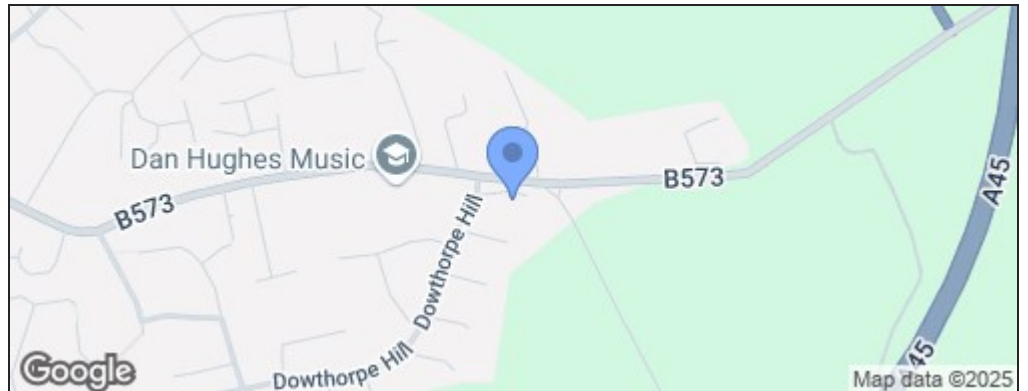
1ST FLOOR
476 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 1593 sq.ft. (148.0 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		
(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	



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.