

**33 Prince Street
Earls Barton
NORTHAMPTON
NN6 0LL**

£375,000



- FIVE BEDROOMS
- SEMI DETACHED
- TWO BATHROOMS
- PARKING FOR SEVERAL CARS
- TASTEFULLY EXTENDED

- LARGE CORNER PLOT
- IDEAL VILLAGE LOCATION
- GARAGE WITH INSPECTION PIT
- GATED DRIVEWAY
- ENERGY EFFICIENCY RATING : TBC

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Nestled in the charming village of Earls Barton, this semi-detached house on Prince Street offers a delightful blend of space and modern living. Built in the 1950's the property has been tastefully extended, providing a generous layout that is perfect for families or those who enjoy entertaining.

With five well-proportioned bedrooms, this home ensures ample space for everyone. The two reception rooms are inviting and versatile, allowing for both relaxation and social gatherings. The two bathrooms add convenience, catering to the needs of a busy household.

Set on a large corner plot, the property boasts a private gated driveway with parking for up to five vehicles, a rare find in this area. This feature not only enhances the convenience of daily life but also adds an element of security and privacy.

The surrounding area of Earls Barton is known for its community spirit and local amenities, making it an ideal location for families. With its tasteful extensions and spacious layout, this property is a wonderful opportunity for those seeking a comfortable and stylish home in a desirable village setting. Don't miss the chance to make this lovely house your new home.

Ground Floor

Entrance Hallway

Enter via a composite front door into the entrance hallway with stairs rising to the first floor, radiator and a double glazed window to the front aspect. Door to;

Downstairs Cloakroom

A two-piece modern suite comprising a close coupled WC and a wash basin with tiled flooring and double glazed obscure window to the front aspect.

Lounge

17'7" x 12'1" (5.36 x 3.70)

A double glazed window to the front aspect and double glazed French doors leading to the rear garden. A feature fireplace with a log burning stove and hearth and a double radiator.

Kitchen/Breakfast Room

23'0" x 10'11" (7.03 x 3.35)

A range of floor and eyelevel kitchen units with matching worktops and complementary splashback. One and a half bowl inset sink with drainer and mixer taps. Plumbing for washing machine and dishwasher. Freestanding range oven with a seven ring gas hob and double oven. Dual aspect double glazed window to the rear and side with a double glazed door to the side aspect. Built-in walk in pantry.

First Floor

First Floor Landing

A double glazed window to the rear aspect and a double radiator with two built-in storage cupboards.

Bedroom One

11'4" x 10'3" (3.46 x 3.14)

Dual aspect double glazed windows to the front and side with a double radiator.

Bedroom Two

9'7" x 9'2" (2.94 x 2.80)

Double glazed window to the front aspect and a double radiator.

Bedroom Three

8'7" x 8'2" (2.64 x 2.50)

Double glazed window to the rear aspect and a double radiator.

Family Bathroom

Modern three-piece suite comprising a close coupled WC, pedestal wash basin and a bath with a rainforest shower over and shower screen. Fully tiled walls and flooring with a chrome upright towel radiator. Double glazed obscure window to the rear aspect and ceiling spotlighting.

Top Floor

Top Floor Landing

Top floor landing with a Velux roof light and ceiling spotlighting. Door to;

Bedroom Four

11'10" x 9'8" (3.63 x 2.96)

Double glazed window to the rear aspect and a Velux roof light to the front with built-in storage cupboard, a double radiator and ceiling spotlighting.

Bedroom Five

11'10" x 9'10" (3.63 x 3.02)

Double glazed window to the rear aspect and a Velux roof light to the front. Ceiling spotlighting and a double radiator.

Shower Room

Modern three piece suite comprising a WC, wash basin housed in a storage cabinet and a walk in shower cubicle. Brick effect tiling to water sensitive areas and tiled flooring. Double glazed obscure window to the rear aspect and a chrome radiator.

Externally

Front Garden

A large corner plot enclosed garden mainly laid to lawn and bordered with mature trees, shrubs and bushes. The spacious gardens are totally enclosed and secluded.

Rear Garden

Mainly laid to lawn with a patio area and separate decking area. Gated side access.

Garage

Detached single garage fitted with power and light and a rear access door. The garage also benefits from an inspection pit.

Parking Area

Private gated driveway allowing parking for several cars and a motorhome/caravan

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.

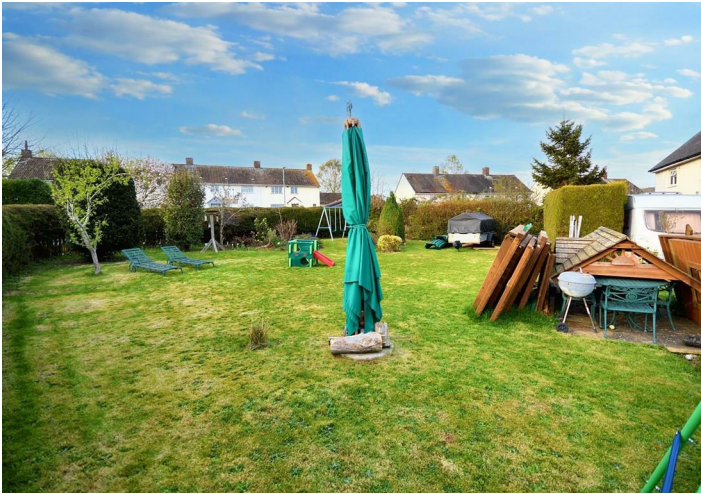
A move to Earls Barton will give you back your time and your peace of mind. There is an effortless blend between old English charm and modern amenities which makes living here a real joy.

Agents Notes

Council Tax Information

Local Authority: North Northamptonshire

Council Tax Band: B

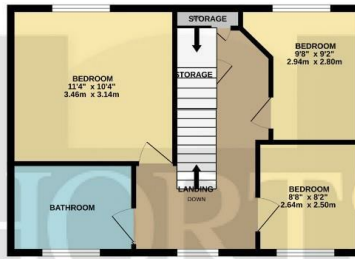




GROUND FLOOR
682 sq.ft. (63.4 sq.m.) approx.



1ST FLOOR
540 sq.ft. (50.2 sq.m.) approx.



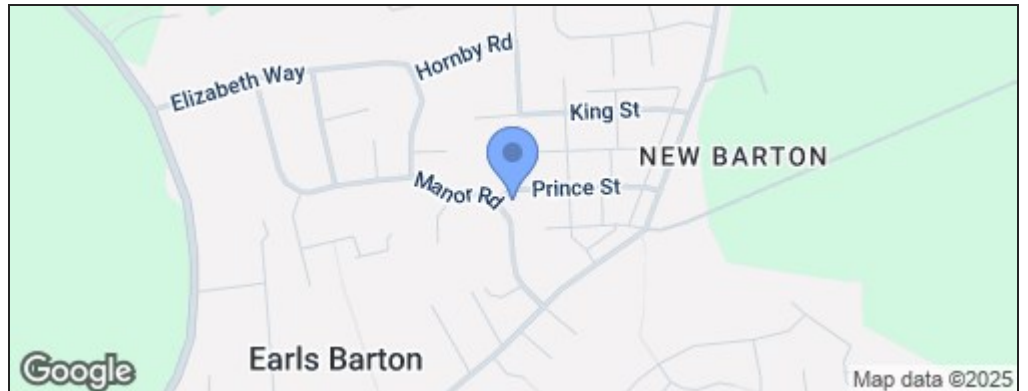
2ND FLOOR
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA: 1569 sq.ft. (145.8 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.
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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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