

**20 North Road
Earls Barton
NORTHAMPTON
NN6 0LP**

£280,000



- SEMI DETACHED
- KITCHEN/DINER
- DOWNSTAIRS CLOAKROOM
- MODERN HOME

- THREE BEDROOMS
- OFF ROAD PARKING
- VILLAGE LOCATION
- ENERGY EFFICIENCY RATING : B

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Nestled in the charming village of Earls Barton, this modern semi-detached house on North Road presents an excellent opportunity for families seeking a comfortable and convenient home. With three well-proportioned bedrooms, this property is ideal for those looking to settle down in a welcoming community.

The house features a spacious reception room, perfect for family gatherings or entertaining guests. The modern design throughout the home ensures a bright and airy atmosphere, making it a delightful space to live in. Additionally, there are two bathrooms, providing ample facilities for family members and visitors alike.

One of the standout features of this property is the off road parking space , offering convenience in this popular village location. The absence of an onward chain means that you can move in without delay, making this an attractive option for those eager to start their new chapter.

Earls Barton is known for its friendly community and local amenities, making it a desirable place to call home. This property is not just a house; it is a modern family home that promises comfort and ease in a lovely setting. Don't miss the chance to make this delightful property your own.

Ground Floor

Entrance Hallway

Enter via a composite front door with a double glazed side panel into the entrance hallway with solid Oak flooring and stairs rising to the first floor. Door to;

Living Room

15'0" x 11'3" (4.58 x 3.44)

Double glazed bay window to the front aspect and a double glazed window to the side. Solid Oak flooring with a double radiator and large built-in storage cupboard.

Kitchen/Diner

15'5" x 13'1" (4.70 x 4.01)

A range of floor and eyelevel units with matching worktops and complementary splashback. One and a half bowl inset sink with drainer and mixer taps. Built-in dishwasher, electric oven and hob and washing machine. Oak flooring and double glazed bay window to the front aspect and double glazed window to the side. Double glazed doors leading to the rear garden and a large storage cupboard.

Downstairs Cloakroom

Two piece suite consisting of a WC and wash basin housed in a storage cabinet. Solid Oak flooring and upright chrome radiator.

First Floor

First Floor Landing

First floor landing with loft access.

Master Bedroom

13'8" x 11'4" (4.19 x 3.47)

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

Bedroom Two

11'10" x 10'5" (3.62 x 3.19)

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

Bedroom Three

12'3" x 6'5" (3.74 x 1.97)

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

Family Bathroom

Three piece suite comprising a WC, wash basin housed in a storage cabinet and a bath with shower over and shower screen. Tiling to water sensitive areas and tiled flooring. Double glazed obscure window to the front aspect. Upright chrome radiator and ceiling spotlighting.

Externally

Rear Garden

Low maintenance enclosed rear garden laid to patio with a gated rear access leading to off-road parking spaces. Separate gated area with a bin store.

Off Road Parking

There is one off road parking space to the rear of the property.

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.

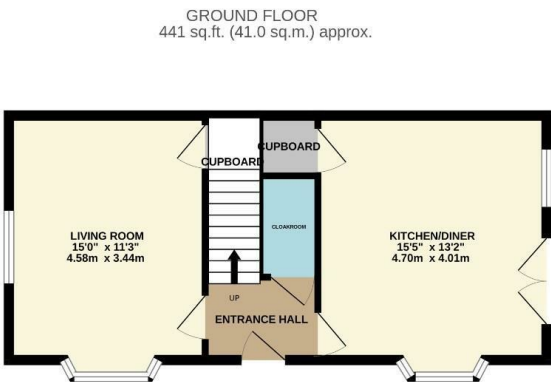
A move to Earls Barton will give you back your time and your peace of mind. There is an effortless blend between old English charm and modern amenities which makes living here a real joy.

Agents Notes

Council Tax Information

Local Authority: North Northamptonshire
Council Tax Band: B





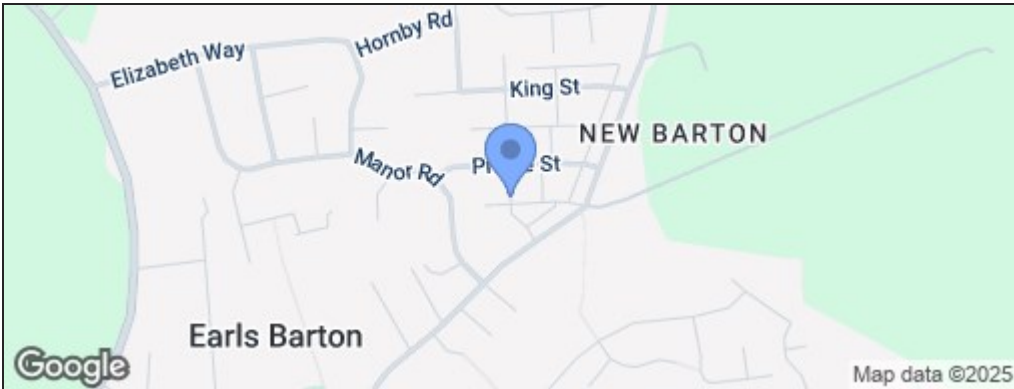
TOTAL FLOOR AREA : 873 sq.ft. (81.1 sq.m.) approx.

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		95
(81-91) B	84	
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.