

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

£245,000



- NO ONWARD CHAIN
- VICTORIAN TERRACED
- IMMACULATE CONDITION
- LOUNGE DINER
- TWO BEDROOMS
- REFITTED KITCHEN
- VILLAGE LOCATION
- ENERGY EFFICIENCY RATING : E

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PERSONAL • PROFESSIONAL • PROACTIVE

Nestled in the charming village of Earls Barton, this delightful terraced house on North Road offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a cosy home.

Upon entering, you are greeted by a welcoming reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout of the house is both practical and functional, ensuring that every space is utilised effectively.

Located in a friendly community, this home benefits from the local amenities that Earls Barton has to offer, including shops, schools, and parks, all within easy reach. The surrounding area is known for its picturesque scenery and a sense of tranquillity, making it an ideal place to unwind after a busy day.

This terraced house on North Road presents an excellent opportunity for those looking to settle in a vibrant village setting while enjoying the comforts of a well-maintained home. Whether you are a first-time buyer or seeking a new home, this charming residence is certainly worth considering.

Entrance Hall

Enter via a wooden double glazed front door into the entrance hallway with stairs rising to the first floor. Radiator. Door to;

Lounge/ Dining Room

23'4" x 11'8" (7.12 x 3.58)

Dual aspect double glazed windows to the front and rear. Two radiators. Door to;

Kitchen

17'5" x 6'11" (5.32 x 2.13)

Refitted kitchen with a range of floor and eye level units and a breakfast bar with matching worktops and splashbacks. Built in appliances to include an electric oven, induction hob and dishwasher. Plumbing for washing machine. Inset one and half bowl sink unit with drainer and mixer taps. Built in understairs storage cupboard. Double glazed window to the side aspect and double glazed door leading to the rear garden.

First Floor Landing

Loft access.

Bedroom one

15'1" x 10'10" (4.60 x 3.32)

Double glazed window to the front aspect. Radiator.

Bedroom two

12'1" x 9'1" (3.69 x 2.77)

Double glazed window to the rear aspect. Radiator.

Family Bathroom

Three piece suite comprising a WC, pedestal wash basin and a bath with shower over. Tiling to water sensitive areas. Double glazed obscure window to the rear aspect. Built in storage cupboard. Radiator.

Rear Garden

Walled enclosed rear garden with gated rear access. Mainly laid to patio with an area of artificial turf. Brick built outhouse.

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

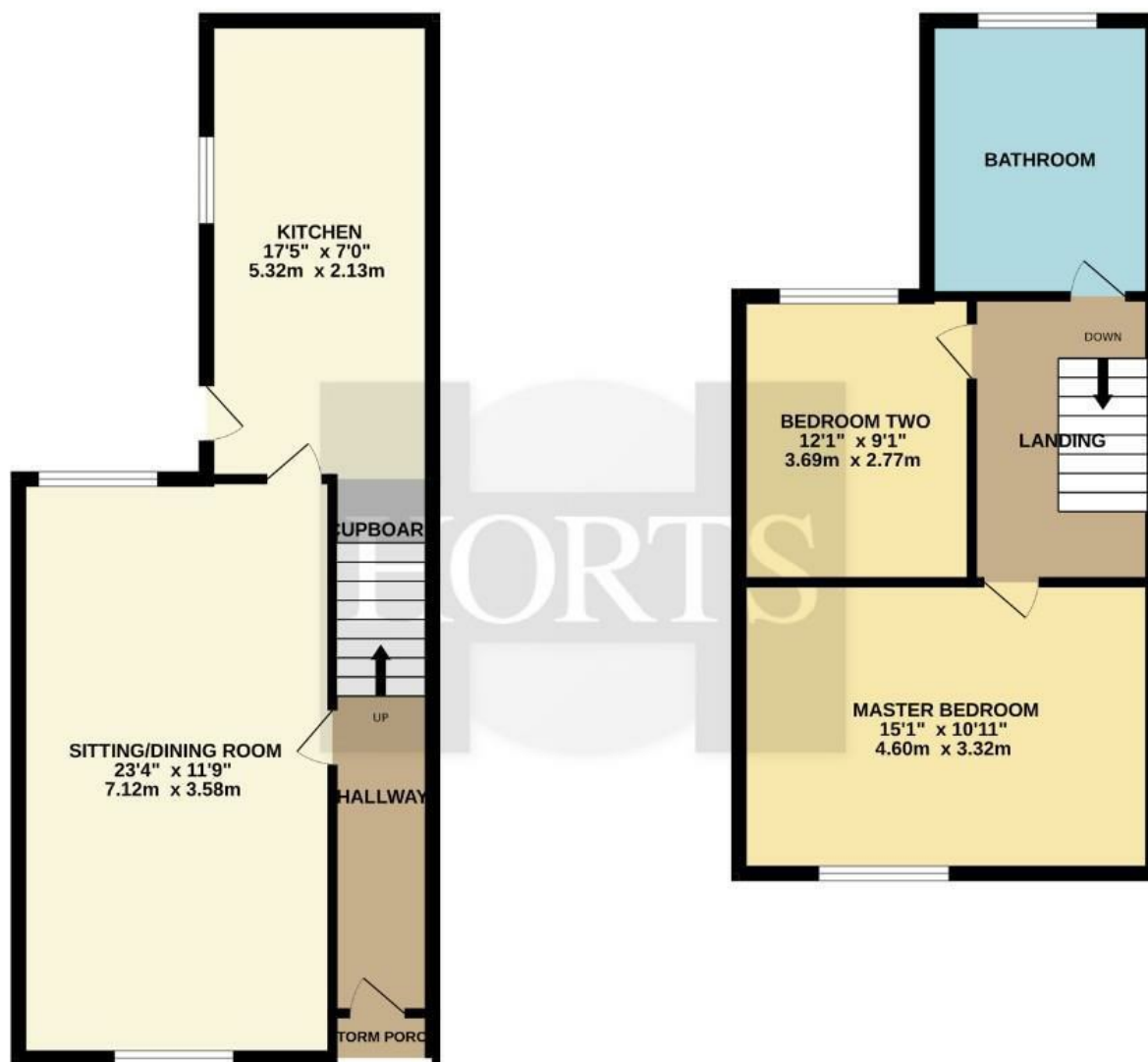
Council Tax Band: B





GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.

1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.

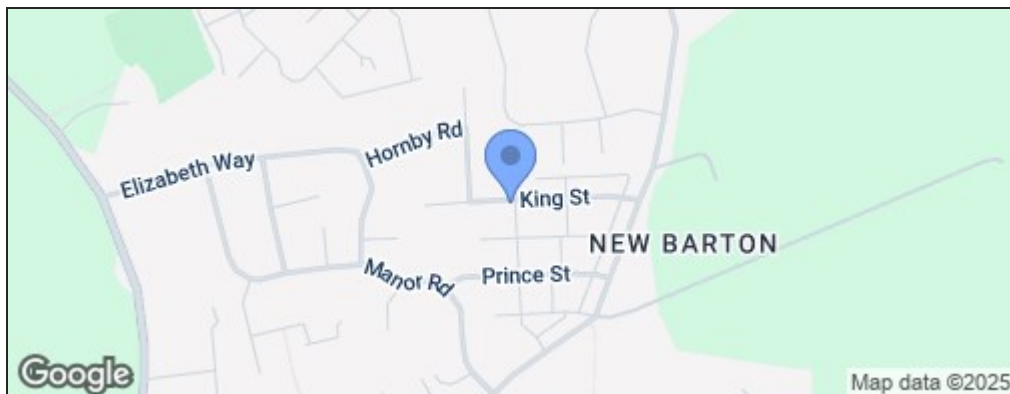


TOTAL FLOOR AREA : 934 sq.ft. (86.7 sq.m.) approx.

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		86
(81-91) B		
(69-80) C		
(55-68) D	61	
(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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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.