

**5 West Way
Earls Barton
NORTHAMPTON
NN6 0HB**

£283,000



- **TWO BEDROOMS**
- **ABSOLUTELY STUNNING HOME**
- **CLOSE TO RECREATION PARK**
- **OPEN PLAN LIVING AREA**
- **EV CHARGER**

- **VICTORIAN TERRACED**
- **POPULAR VILLAGE LOCATION**
- **FULLY FITTED KITCHEN**
- **WORKSHOP**
- **ENERGY EFFICIENCY RATING : TBC**

To arrange a viewing call us today on 01604 639933 or visit www.horts.co.uk



PERSONAL • PROFESSIONAL • PROACTIVE

Nestled in the charming village of Earls Barton, this immaculate Victorian terraced home on West Way presents an exceptional opportunity for those seeking a comfortable and stylish family home. With two well-proportioned bedrooms, this property is perfect for families or individuals looking for extra space.

Upon entering, you are greeted by a welcoming reception room that offers a warm and inviting atmosphere, ideal for both relaxation and entertaining guests. The layout of the home is thoughtfully designed, ensuring a seamless flow between the living areas and the bedrooms, providing both privacy and convenience.

The property boasts a modern bathroom, which is both functional and aesthetically pleasing, catering to the needs of a busy household. The bedrooms are generously sized, allowing for ample storage and personalisation, making it easy to create a space that feels like home.

Situated in a desirable location, this house benefits from the peaceful surroundings of Earls Barton while still being within easy reach of local amenities and transport links. The village offers a friendly community atmosphere, making it an ideal place for families and professionals alike.

In summary, this immaculate Victorian home on West Way is a wonderful opportunity for anyone looking to settle in a lovely area of Northampton. With its spacious living areas, two bedrooms, and modern bathroom, it is sure to meet the needs of a variety of buyers. Do not miss the chance to make this delightful property your new home.

Ground Floor

Storm Porch

External storm porch

Entrance Hallway

Enter via a composite double glazed front door with frosted centre panel into the entrance hallway with a radiator, LVT flooring and Neville Johnson designed stairway rising to the first floor. Opening to;

Open Plan Lounge/Diner

25'4" x 12'11" (7.73 x 3.95)

Open plan living area with a double glazed bay window to the front aspect and a double glazed window to the rear. LVT flooring throughout and a log burning stove with hearth. Modern upright radiator. Door to;

Kitchen

18'9" x 8'2" (5.74 x 2.50)

A range of floor and eyelevel Shaker style kitchen units with matching Oak worktops and splashbacks. Inset single bowl Belfast sink with mixer taps and instant hot water tap. Built-in appliances to include oven, microwave, induction hob, dishwasher and wine cooler. Freestanding American style fridge freezer also included. Three double glazed windows to the side aspect with a Velux roof light and a double glazed door leading to the rear garden. Understairs storage area with plumbing for washing machine. Door to;

Downstairs Cloakroom

A modern two piece suite to include a WC and wash basin housed in a storage cabinet with a modern upright radiator, double glazed obscure window to the side aspect and door to;

Workshop/Storage

11'1" x 7'5" (3.39 x 2.28)

Workshop /storage room with a double glazed door leading to the rear garden. Fitted with power and light.

First Floor**First Floor Landing**

First floor landing with upright modern radiator, roof light tunnel and loft access. Glass balustrades with Oak rails.

Bedroom One

15'1" x 11'3" (4.60 x 3.44)

Two double glazed window to the front aspect with two built-in wardrobes, one double and one single and a double radiator.

Bedroom Two

11'8" x 10'3" (3.56 x 3.14)

Double glazed window to the rear aspect and a radiator.

Family Bathroom

11'3" x 8'6" (3.43 x 2.60)

A modern four piece bathroom suite comprising WC, wash basin housed in a vanity storage unit, bath and a large walk-in shower cubicle. Tiling to water sensitive areas. The shower is a Myra electric power shower and also has a double glazed window to the rear aspect and two modern radiators.

Externally**Front Garden**

Mainly block paved front garden with parking for two cars. There is and electric outdoor sockets and a EV charger.

Rear Garden

Rear garden is mainly laid to Astroturf with a patio area 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
740 sq. ft. (68.7 sq.m.) approx.

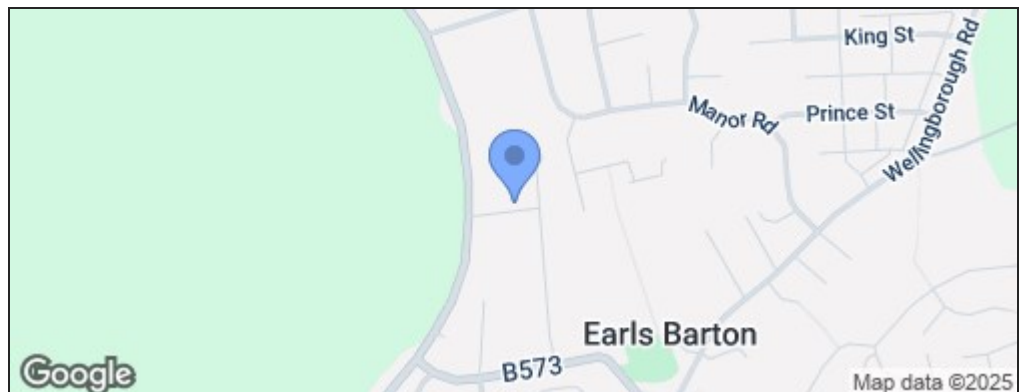
1ST FLOOR
494 sq. ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1234 sq.ft. (114.6 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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