

**14 Barnard Close  
Earls Barton  
NORTHAMPTON  
NN6 0RJ**

**£325,000**



- **SEMI DETACHED**
- **MODERN SEMI DETACHED HOME**
- **KITCHEN/DINER**
- **POPULAR VILLAGE LOCATION**

- **THREE BEDROOMS**
- **OFF ROAD PARKING**
- **CONSERVATORY**
- **ENERGY EFFICIENCY RATING : B**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Nestled in the charming village of Earls Barton, this modern semi-detached house on Barnard Close presents an excellent opportunity for those seeking a comfortable family home. With three well-proportioned bedrooms, this property is ideal for families or those looking for extra space. The house boasts a spacious reception room, perfect for entertaining guests or enjoying quiet evenings with loved ones.

The property features two bathrooms, ensuring convenience for all residents and guests alike. The modern design and layout provide a welcoming atmosphere, making it easy to envision your life here. Additionally, the house benefits from parking for two vehicles, a valuable asset in this desirable location.

Situated in a peaceful village setting, residents can enjoy the tranquillity of rural living while still being within easy reach of local amenities. The absence of a chain means that this property is ready for you to move in without delay, making it an attractive option for those eager to settle into their new home.

In summary, this semi-detached house in Earls Barton offers a perfect blend of modern living and village charm, making it a wonderful choice for anyone looking to establish roots in this delightful community.

## **Ground Floor**

### **Entrance Hallway**

Enter via a composite front door into the entrance hallway with stairs rising to the first floor. Understairs storage cupboard and a single radiator. Door to;

### **Downstairs Cloakroom**

Two piece suite comprising of a WC and wash basin. High gloss tiled flooring with a double glazed obscure window to the side aspect and a single radiator.

### **Lounge**

15'9" x 10'9" (4.81 x 3.30)

A feature fireplace with an electric fire and a double glazed window to the front aspect and a radiator.

### **Kitchen/Diner**

17'8" 11'10" (5.41 3.63)

A range of floor and eyelevel units and centre island with matching Granite worktops and splashbacks. Integrated appliances to include a gas hob and double oven with a fridge freezer and plumbing for dishwasher. One and a half bowl inset sink with Swan neck mixer taps. Double glazed window to the rear aspect and double glazed sliding doors leading into the conservatory. Upright modern radiator and a built-in utility cupboard with plumbing for a washing machine and tumble dryer.

### **Conservatory**

10'0" x 9'7" (3.06 x 2.94)

UPVC conservatory with double glazed French doors leading to the rear garden. Tiled flooring and a electric radiator.

## **First Floor**

### **First Floor Landing**

Double glazed window to the side aspect with a single radiator, built in airing cupboard and loft access.

### **Master Bedroom**

11'3" x 10'7" (3.44 x 3.25)

A range of built-in wardrobes with a double glazed window to the front aspect and single radiator. Door to;

### **En Suite Shower Room**

Three piece modern suite comprising of a WC, wash basin and shower cubicle with tiling to water sensitive areas and a chrome upright radiator.

### **Bedroom Two**

11'9" x 10'9" (3.60 x 3.28)

Built-in wardrobes with a double glazed window to the rear aspect and a single radiator.

### **Bedroom Three**

8'8" x 8'3" (2.66 x 2.53)

A double glazed window to the rear aspect and a single radiator.

### **Family Bathroom**

Modern three piece suite comprising of a WC, wash basin and a bath with shower over and shower screen. Tiling to water sensitive areas with a double glazed obscure window to the front aspect and an upright chrome radiator.

### **Externally**

#### **Front Garden and parking**

Block paved front garden with off-road parking for two cars.

#### **Rear Garden**

Low maintenance rear garden mainly laid to shingle with raised flowerbeds and two garden sheds and a patio area.

### **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: C





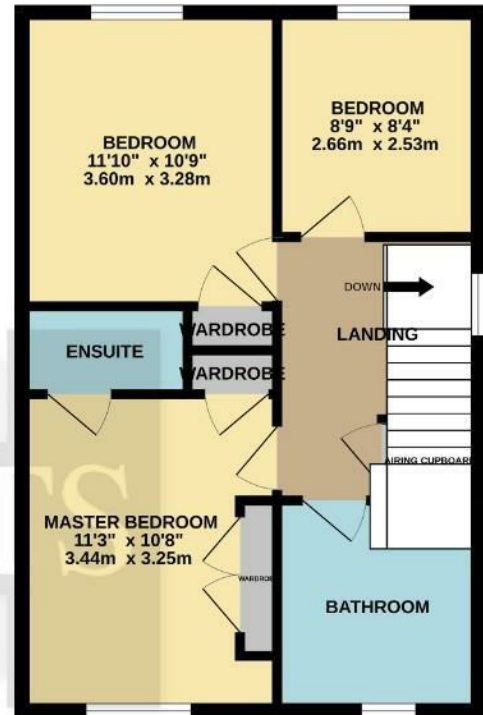




GROUND FLOOR  
570 sq.ft. (53.0 sq.m.) approx.



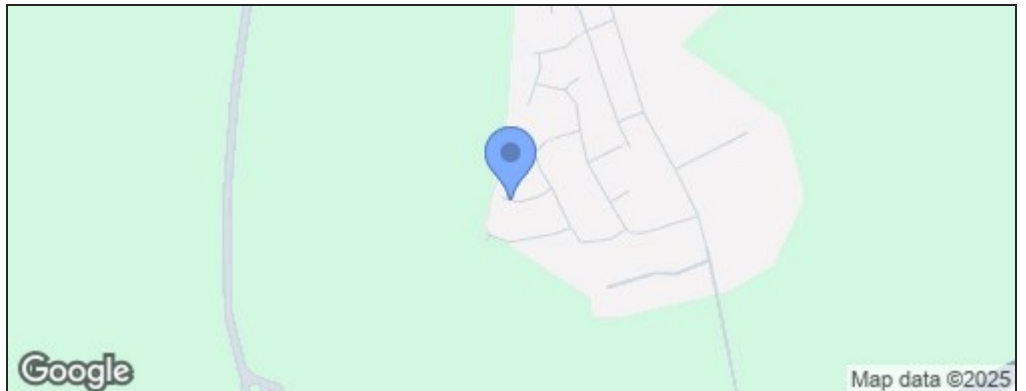
1ST FLOOR  
481 sq.ft. (44.7 sq.m.) approx.



TOTAL FLOOR AREA : 1051 sq.ft. (97.6 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) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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