

**85 Station Road  
Earls Barton  
NORTHAMPTON  
NN6 0NT**

**£320,000**



- **THREE BEDROOMS**
- **LARGE GARDENS**
- **OFF ROAD PARKING FOR SEVERAL CARS**
- **EXTENDED KITCHEN/DINER**
- **UTILITY/PAYROOM**

- **EXTENDED SEMI DETACHED**
- **WORKSHOP**
- **POPULAR VILLAGE LOCATION**
- **DOWNSTAIRS SHOWER ROOM**
- **ENERGY EFFICIENCY RATING : TBC**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Nestled on the charming Station Road in Earls Barton, Northampton, this delightful semi-detached house offers a perfect blend of comfort and convenience. Built in the late 1950s, the property exudes a sense of character while providing modern living spaces suitable for families or professionals alike.

Upon entering, you are welcomed into a spacious reception room, ideal for both relaxation and entertaining guests. The house boasts three well-proportioned bedrooms, providing ample space for family members or guests.

The property features two well-appointed bath/shower rooms, designed for both functionality and comfort. The layout of the home is practical, making it easy to navigate and enjoy daily life.

One of the standout features of this property is the generous parking space, accommodating up to three vehicles. This is a rare find in the area and adds significant convenience for families with multiple cars or for those who enjoy hosting visitors.

The location on Station Road is particularly advantageous, with easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking a vibrant community atmosphere.

In summary, this semi-detached house on Station Road is a wonderful opportunity for anyone looking to settle in Earls Barton. With its charming character, spacious living areas, and excellent parking facilities, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely property your new home.

## **Ground Floor**

### **Entrance Hallway**

Enter via a glazed front door into the entrance hallway with tiled flooring and stairs rising to the first floor with a double glazed obscure window to the front aspect and door to;

### **Shower Room**

A modern three piece suite comprising of a WC, wash basin and a walk-in shower cubicle with fully tiled walls and flooring. Double glazed obscure window to the front aspect.

### **Utility/Play Room**

12'4" x 10'4" (3.76 x 3.16)

A large versatile utility room with plumbing for washing machine and tumble dryer with a double glazed obscure window to the side aspect and double glazed door leading to the side aspect. Large under stairs storage space and door to;

### **Kitchen/Diner**

24'10" x 9'6" (7.58 x 2.92)

A range of floor mounted kitchen units with matching worktops and complementary brick affect tiling. One and a half bowl inset sink unit with drainer and mixer taps. Rangemaster oven with gas hob and electric oven and a double glazed window to the rear aspect and double glazed French doors leading to the rear garden. Freestanding wood burning stove with four roof lights and tiled flooring throughout. Double glazed sliding doors to;

## **Living Room**

17'7" x 12'2" (5.38 x 3.72)

Double glazed window to the front aspect with a feature fireplace with hearth and an open fire. Wooden laminate flooring and two radiators. Door to hallway.

## **First Floor**

### **First Floor Landing**

First floor landing with stripped wooden flooring and built-in storage cupboards. Loft access and a double glazed window to the rear aspect.

### **Bedroom One**

11'5" x 10'3" (3.48 x 3.13)

Dual aspect double glazed window to the front and side with stripped wooden flooring and a built-in double wardrobe and radiator.

### **Bedroom Two**

12'1" x 12'3" (3.70 x 3.74)

Double glazed window to the front aspect and a radiator.

### **Bedroom Three**

9'2" x 8'8" (2.80 x 2.66)

Double glazed window to the rear aspect and a radiator.

## **Family Bathroom**

Three piece suite comprising of a WC, pedestal wash basin and a bath. Stripped wooden flooring and double glazed obscure window to the rear aspect and a single radiator.

## **Externally**

### **Front Garden**

Large front garden, mainly laid to lawn with a gravel parking area and driveway leading to the front and side of the property with parking for several cars.

### **Rear Garden**

Large rear garden mainly laid to lawn and stocked with mature trees, bushes and shrubs with a patio area and workshop/storage to the bottom of the garden. There is also a separate vegetable plot and the bottom of the garden.

## **Local Information**



## **Earls Barton**

Once you move to Earls Barton you never leave. You may move house, but you'll stay in Earls Barton. Neighbours become friends and in no time you and your family are part of the Earls Barton community.

Located in Northamptonshire off the A45, 9 miles from the centre of Northampton and 8 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.

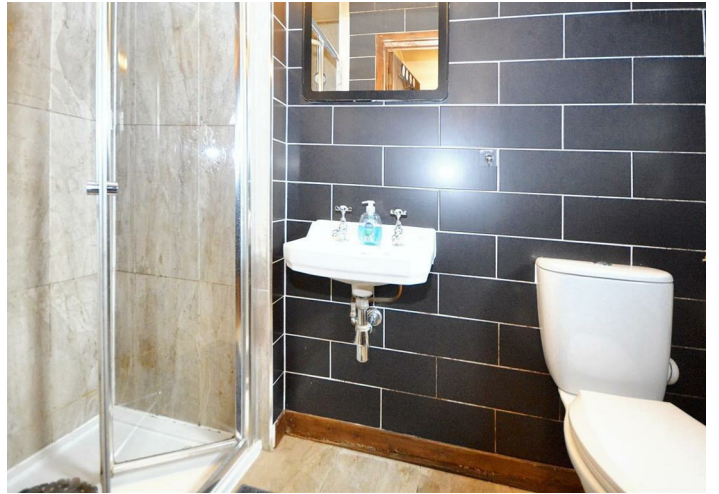
## **Agents Notes**

### **Council Tax Information**

Local Authority: North Northamptonshire

Council Tax Band: B



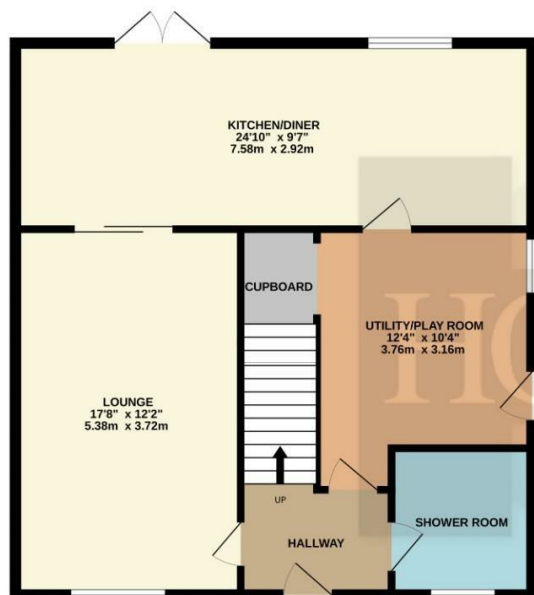




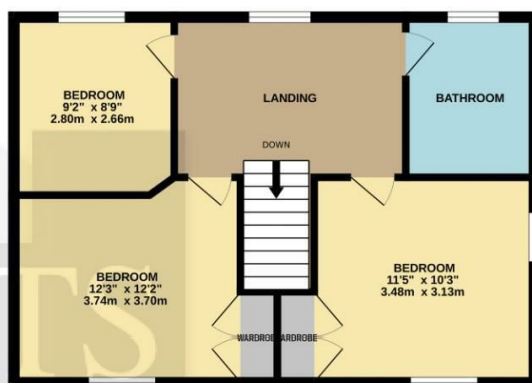




GROUND FLOOR  
756 sq.ft. (70.2 sq.m.) approx.



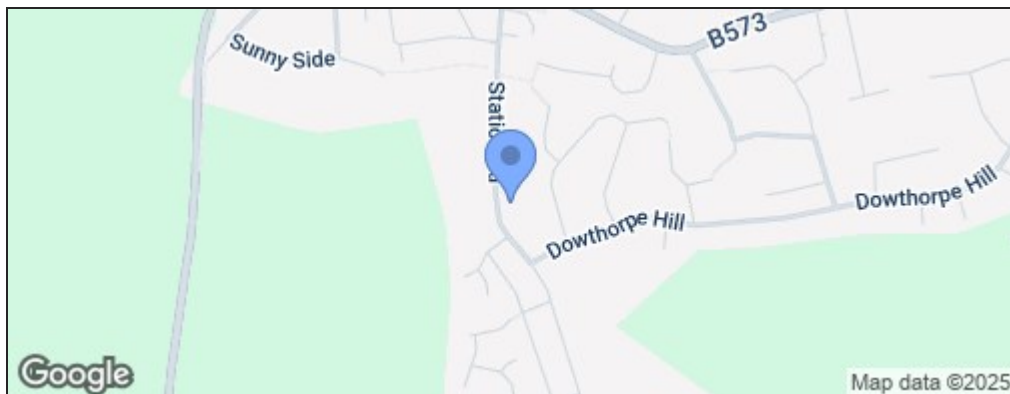
1ST FLOOR  
504 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 1259 sq.ft. (117.0 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>		
(81-91) <b>B</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	



## 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.