

**18 King Street
Earls Barton
NORTHAMPTON
NN6 0LQ**

£290,000



- **THREE BEDROOMS**
- **IMMACULATE CONDITION**
- **SPACIOUS LIVING/DINING ROOM**
- **POPULAR VILLAGE LOCATION**

- **VICTORIAN TERRACED**
- **STUNNING KITCHEN/BREAKFAST ROOM**
- **MODERN BATHROOM**
- **ENERGY EFFICIENCY RATING; TBC**

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Nestled in the charming village of Earls Barton, this delightful mid-terrace Victorian house on King Street offers a perfect blend of character and modern living. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home.

The house is presented in immaculate condition, showcasing the care and attention that has been devoted to its upkeep. The Victorian features, combined with contemporary touches, create a unique and appealing environment. The bathroom is well-appointed, ensuring comfort and convenience for all residents.

Situated in a popular village location, this property benefits from a sense of community while still being within easy reach of local amenities. Residents can enjoy the charm of village life, with shops, schools, and parks nearby, making it an ideal setting for families and individuals alike.

This home is not just a property; it is a lifestyle choice, offering a perfect retreat from the hustle and bustle of city living. With its attractive features and prime location, this Victorian house on King Street is a wonderful opportunity for anyone looking to settle in a vibrant and friendly community.

Ground Floor

Storm Porch

Entrance Hallway

Enter via the storm porch through a composite double glazed front door into the entrance hallway with stairs rising to first floor and door to;

Living/Dining Room

25'9" x 11'9" (7.85 x 3.59)

Double glazed bay window to the front aspect and a feature fireplace with a log burning stove. Two double radiators a second fireplace with hearth. Double glazed French doors leading to the rear patio and door to;

Kitchen/Breakfast Room

29'5" x 8'9" (8.99 x 2.68)

A large open plan kitchen/breakfast room with a range of floor and eyelevel Shaker style kitchen units with Oak worktops and splashbacks. Built-in appliances to include a dishwasher and a seven ring range cooker. Three double glazed windows to the side aspect and double glazed door leading to the rear garden. Quarry tiled flooring, built in storage cupboard and two upright modern radiators. Two Velux roof lights and door to;

Downstairs Cloakroom

A modern two piece suite comprising a WC and wash basin with a chrome radiator, quarry tiled flooring and double glazed obscure window to the rear aspect.

First Floor

First Floor Landing

First floor landing with built-in storage cupboard and loft access

Master Bedroom

13'8" x 12'9" (4.19 x 3.91)

Double glazed bay window to the front aspect with a feature original fireplace, wall to wall built-in wardrobes, upright modern radiator and stripped wooden flooring.

Bedroom Two

11'6" x 9'6" (3.52 x 2.90)

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

Bedroom Three

9'3" x 8'11" (2.82 x 2.73)

Double glazed window to the rear aspect and a radiator.

Family Bathroom

Four piece modern suite comprising a WC, wash basin housed in a storage cabinet, a bath and a walk-in shower cubicle with tiling to water sensitive areas. LVT flooring and ceiling spotlighting. Modern radiator and double glazed obscure window to the side aspect.

Externally

Front Garden

Walled low maintenance front garden

Rear Garden

Low maintenance, well maintained rear garden, mainly laid to slab with a patio area and a low-level brick wall and rear access via a garden gate.

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
604 sq.ft. (56.1 sq.m.) approx.

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



TOTAL FLOOR AREA: 1098 sq.ft. (102.0 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) 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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