

**77 Wellingborough Road
Earls Barton
NORTHAMPTON
NN6 0JS**

£255,000



- **THREE BEDROOMS**
- **NO ONWARD CHAIN**
- **LOVELY VIEWS TO THE FRONT**
- **CLOSE TO VILLAGE CENTRE**

- **VICTORIAN TERRACED**
- **TWO RECEPTION ROOMS**
- **VILLAGE LOCATION**
- **ENERGY EFFICIENCY RATING : TBC**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Nestled on the charming Wellingborough Road in the picturesque village of Earls Barton, Northampton, this delightful mid-terrace Victorian house offers a perfect blend of character and modern living.

Inside, you will find two spacious reception rooms that provide ample space for both relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant dining space.

The property boasts three bedrooms, each offering a comfortable retreat for rest and relaxation. These rooms are ideal for families, guests, or even a home office, providing flexibility to meet your needs. The shared bathroom is conveniently located, ensuring ease of access for all.

The Victorian charm of this home is complemented by its location in Earls Barton, a village known for its community spirit and local amenities. Residents can enjoy a range of shops, schools, and parks, all within easy reach. The surrounding area also offers excellent transport links, making it convenient for commuting to nearby towns and cities.

This mid-terrace house on Wellingborough Road presents a wonderful opportunity for those looking to embrace the charm of Victorian living in a vibrant community. With its spacious rooms and prime location, it is a property not to be missed.

Ground Floor

Entrance Hallway

Enter via a storm porch through a double glazed composite front door into the entrance hallway with stairs rising to the first floor, a radiator and Oak flooring. Door to;

Lounge

12'8" x 11'3" (3.87 x 3.44)

Double glazed window to the front aspect, feature stone built fireplace with a gas fire, double radiator and Oak flooring.

Dining Room

13'3" x 11'1" (4.04 x 3.39)

Feature brick built fireplace with open fire and built-in original storage cupboards. Laminate flooring and double glazed window to the rear aspect. Double radiator and door to;

Kitchen

10'11" x 7'5" (3.34 x 2.28)

A range a floor and eyelevel kitchen units with matching worktops and complementary tiling. Double glazed window to the side aspect and a single bowl inset sink with drainer and mixer taps. Plumbing for washing machine and dishwasher and an understairs pantry. Doorway to;

Rear Passageway

Double glazed obscure door to the rear garden and a built-in airing cupboard. Door to;

Bathroom

Three piece suite comprising WC, pedestal wash basin and a bath with shower over and shower screen. Fully tiled walls and lino flooring with a double glazed obscure window to the side aspect and a double radiator.

First Floor

First Floor Landing

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

Bedroom One

16'1" x 10'8" (4.92 x 3.26)

Double glazed windows to the front aspect with views over fields and a double radiator.

Bedroom Two

10'7" x 11'2" (3.24 x 3.41)

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

Bedroom Three

10'10" x 7'4" (3.31 x 2.25)

Double glazed window to the side aspect, a radiator and a large built-in storage cupboard.

Externally

Front Garden

Low maintenance front garden with a low level wall.

Rear Garden

Low maintenance rear garden stocked with mature bushes, trees and shrubs 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

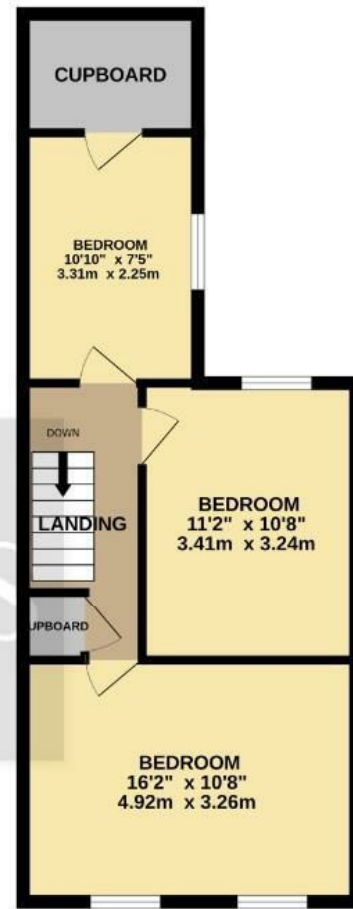
Council Tax Band: B





GROUND FLOOR
520 sq.ft. (48.3 sq.m.) approx.

1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.



TOTAL FLOOR AREA: 971 sq.ft. (90.2 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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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.