

**13 Harrowick Lane
Earls Barton
NORTHAMPTON
NN6 0HD**

£250,000



- **TWO BEDROOMS**
- **A GREAT PROJECT**
- **CLOSE TO EARLS BARTON REC**
- **EXTENSIVE GARDENS**
- **OPEN PLAN KITCHEN/DINER**

- **SEMI DETACHED**
- **NO CHAIN**
- **VILLAGE CENTRE NEARBY**
- **LARGE RECEPTION ROOMS**
- **ENERGY EFFICIENCY RATING; D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Located on Harrowick Lane in the charming village of Earls Barton, Northampton, this semi-detached house presents a wonderful opportunity for those looking to create their dream home. With two spacious reception rooms, this property offers ample space for both relaxation and entertaining. The two well-proportioned bedrooms provide a comfortable retreat, while the bathroom is ready for your personal touch.

This home is in need of refurbishment, allowing you the chance to design and renovate according to your own tastes and preferences. The extensive gardens surrounding the property are a delightful feature, offering plenty of outdoor space for gardening, play, or simply enjoying the fresh air.

Situated conveniently close to the Earls Barton Recreation fields and the village centre, residents can enjoy the benefits of nearby green spaces, perfect for leisurely walks or family outings. This property is ideal for those seeking a project that promises great potential in a lovely community setting. Whether you are a first-time buyer or an investor, this house is a canvas waiting for your vision. Don't miss the chance to transform this property into a beautiful home.

Ground Floor

Storm Porch

Enter via a storm porch

Entrance Hallway

Via a wooden glazed front door into the entrance hallway with door to;

Living Room

24'0" x 15'10" (7.33 x 4.84)

Dual aspect double glazed windows to front and rear with a feature stone built fireplace, three double radiators and stairs rising to the first floor. Door to;

Open Plan Kitchen/Diner

24'1" x 15'8" (7.36 x 4.79)

Kitchen area has a range of floor and eyelevel kitchen units with matching worktops and complementary tiling. One and a half bowl inset sink with drainer and mixer taps. Freestanding electric cooker and double glazed window to the side aspect and tiled flooring. Dining area has a double glazed window to side aspect and a double radiator. Door to;

Utility Room

With plumbing for washing machine, built in airing cupboard, door to rear garden and door to;

Downstairs Cloakroom

Two piece suite comprising a WC and wash basin with a double glazed obscure window to the rear aspect.

First Floor

First Floor Landing

First floor landing with loft access.

Bedroom One

13'8" x 11'4" (4.19 x 3.47)

Double glazed window to the front aspect, radiator and wall to wall fitted wardrobes.

Bedroom Two

11'11" x 10'3" (3.65 x 3.14)

Double glazed window to the rear aspect and a radiator.

Bathroom

11'11" x 8'5" (3.64 x 2.59)

Four piece suite comprising a WC, wash basin housed in a storage unit, bath and walk in shower cubicle. Double glazed obscure window to the rear aspect and a radiator.

Externally

Front Garden

Large front garden mainly laid to lawn and stocked with mature bushes, trees and shrubs.

Rear Garden

Extensive rear gardens over 100 foot in length mainly laid to lawn and stocked with mature bushes, shrubs and trees. There are also a brick built outbuilding a garden shed and summer house. There are also two side access gates.

Earls Barton Recreation Field

The property is close to Earls Barton Recreation fields where there are children's play areas and green open spaces to enjoy.

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.





GROUND FLOOR
760 sq ft. (70.6 sq m) approx.

1ST FLOOR
480 sq ft. (44.6 sq m) approx.



TOTAL FLOOR AREA: 1240 sq ft. (115.2 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other features are approximate. Accuracy is taken for reference, description or cross-referencing. 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		75
(55-68) D	55	
(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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