

**2 Shoemakers Close
Earls Barton
NORTHAMPTON
NN6 0RF
£415,000**



- **DETACHED FAMILY HOME**
- **TWO BATHROOMS**
- **STUDY**
- **LANDSCAPED REAR GARDENS**
- **QUIET CUL DE SAC**

- **FOUR DOUBLE BEDROOMS**
- **TWO RECEPTION ROOMS**
- **GARAGE**
- **VILLAGE LOCATION**
- **ENERGY EFFICIENCY RATING : C**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Located in the charming village of Earls Barton, Northampton, this modern detached home on Shoemakers Close offers a perfect blend of comfort and style. With four generously sized double bedrooms, this property is ideal for families seeking ample living space.

Upon entering, you are greeted by two inviting reception rooms, providing versatile areas for relaxation and entertainment. Whether you prefer a cosy family gathering or a more formal setting, these spaces can easily accommodate your needs. The well-appointed kitchen complements the living areas, making it a delightful hub for culinary enthusiasts.

The property boasts two modern bathrooms, ensuring convenience for all residents. Each bedroom is designed to provide a peaceful retreat, with plenty of natural light and space for personal touches.

Outside, the house features parking for up to two vehicles, a valuable asset in today's busy world. The surrounding area is known for its community spirit and local amenities, making it an excellent choice for those looking to settle in a friendly neighbourhood.

This delightful home is not just a property; it is a place where memories can be made. With its modern features and spacious layout, it is sure to appeal to a variety of buyers. Don't miss the opportunity to make this wonderful house your new home.

Ground Floor

Entrance Hallway

Enter via a composite double glazed front door with double glazed side panels into the entrance hallway with stairs rising to first floor, Oak flooring, radiator and door to;

Living Room

21'1" x 10'11" (6.45 x 3.34)

Dual aspect double glazed windows to rear and side with a feature fireplace and a living flame fire. Oak flooring, two radiators and double glazed French doors leading to the rear garden.

Study

9'7" x 7'10" (2.93 x 2.41)

Double glazed window to the front aspect, radiator and Oak flooring.

Downstairs Cloakroom

A modern two piece suite comprising a WC and wash basin with Oak flooring and a single radiator.

Kitchen/Dining Room

20'11" x 10'1" (6.40 x 3.09)

Open plan kitchen dining room with floor and eyelevel kitchen units with matching Granite worktops and splashbacks. Inset one and a half bowl sink unit with mixer taps. Built-in appliances to include a dishwasher, fridge/freezer, oven and ceramic hob. Oak flooring with dual aspect double glazed windows to the front and rear.

Utility Room

Double glazed door leading to the rear garden with base units and plumbing for washing machine. A single bowl inset sink unit with drainer and mixer taps.

First Floor

First Floor Landing

First floor landing with a single radiator, double glazed window to the rear aspect, storage cupboard and loft access.

Master Bedroom

13'6" x 11'3" (4.14 x 3.43)

A double glazed window to the front aspect, radiator and door to;

En Suite Shower Room

A modern three-piece suite comprising a WC, wash basin housed in a vanity unit and a walk-in shower cubicle with tiling to water sensitive areas. Ceiling spotlighting, upright modern radiator and a double glazed obscure window to the front aspect.

Bedroom Two

11'0" x 10'9" (3.37 x 3.29)

Double glazed window to the side aspect with a range with built-in wardrobes and a radiator.

Bedroom Three

11'3" x 10'5" (3.45 x 3.19)

Double glazed window to the front aspect with a built-in storage cupboard and a radiator.

Bedroom Four

10'3" x 9'7" (3.13 x 2.93)

A range of built-in wardrobes with a double glazed window to the rear aspect and a radiator.

Family Bathroom

A modern four piece suite comprising a WC, wash basin housed in a storage unit, a bath and a walk in shower cubicle with tiling to water sensitive areas and tiled flooring. Ceiling spotlighting, upright modern radiator and a double glazed obscure window to the side aspect.

Externally

Front Garden and Drive

Mainly laid to gravel as a low maintenance front garden with a driveway allowing parking for two cars.

Rear Garden

Beautifully maintained and landscaped rear garden with a patio area and a separate raised seating area. Low maintenance garden with raised beds and Astroturf lawn area. Stocked with mature bushes, trees and shrubs with gated side access and access into the garage.

Garage

Single garage with an up and over garage door fitted with power and light and a double glazed rear access door.

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.

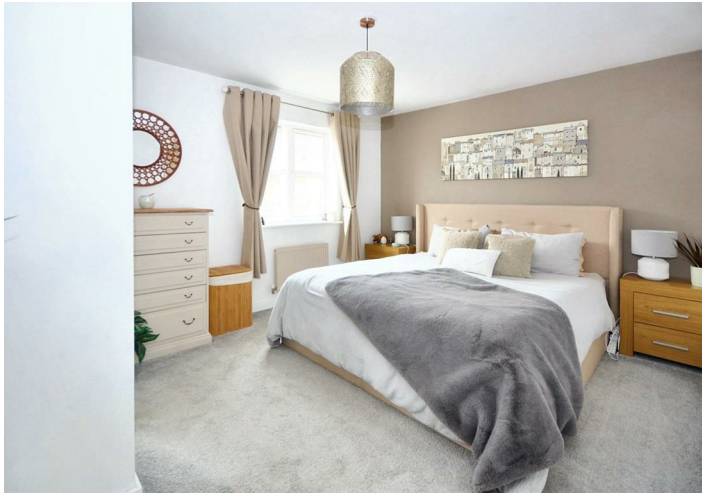
At the end of the year, you can enjoy Carols on the Square. A stage is set up for readings and a band. There are also song sheets for everyone to join in with the festive spirit.

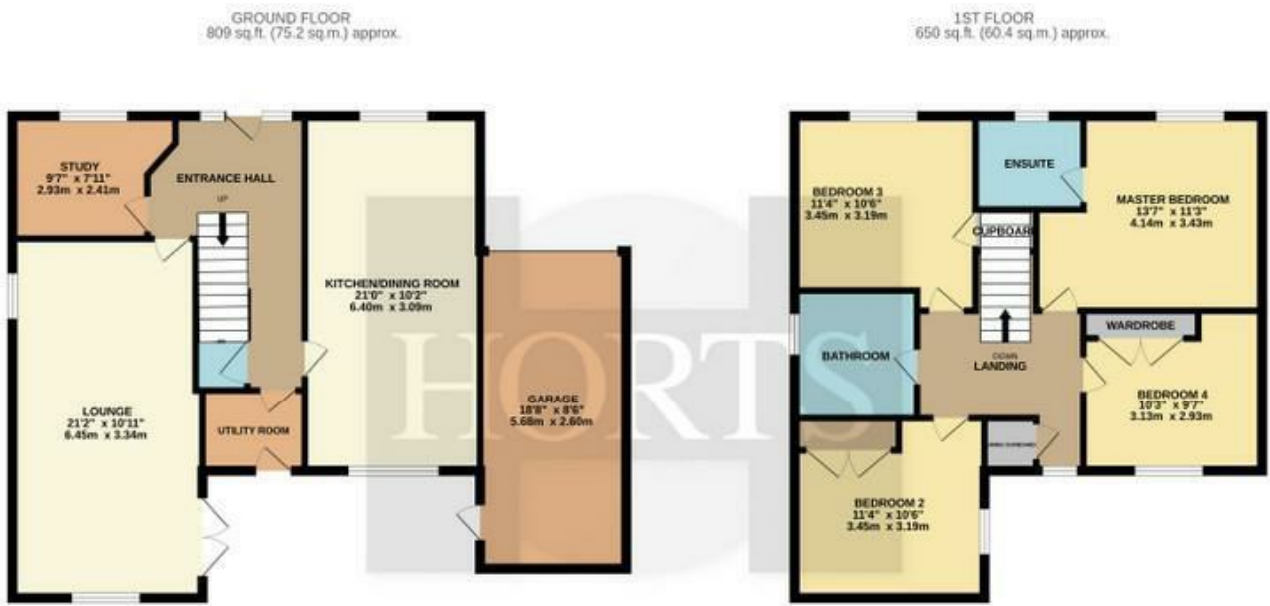
Earls Barton is proud of its local independent enterprise led by Northamptonshire's long association with boots and shoemaking. There is also the renowned Apothocoffee Shop on the Square – a family business since 1870.

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.

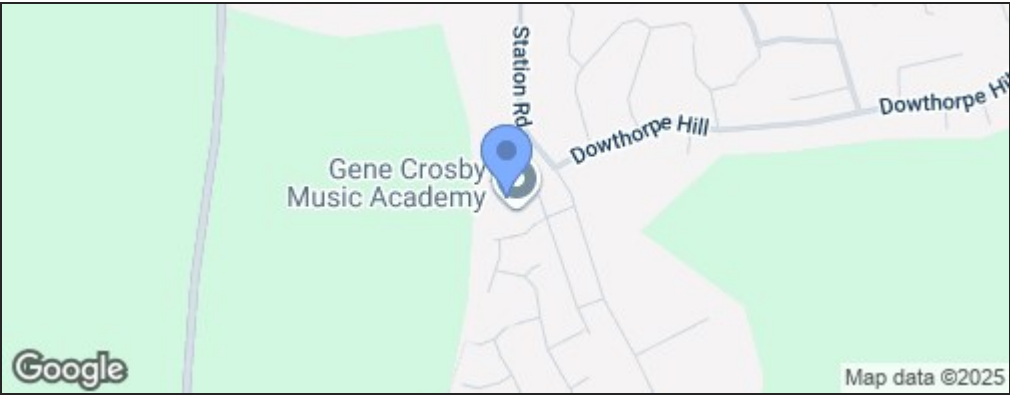
A move to Earls Barton will give you back your time and your peace of mind. There is an effortless blend between old English charm and modern amenities which makes living here a real joy.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	77	
(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	



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.