

**21 High Street
Earls Barton
NORTHAMPTON
NN6 0JG**

Guide Price £265,000



- **THREE BEDROOMS**
- **POPULAR VILLAGE LOCATION**
- **SPACIOUS ACCOMMODATION**
- **KITCHEN/DINER**

- **TERRACED HOME**
- **CLOSE TO VILLAGE CENTRE**
- **EN SUITE**
- **ENERGY EFFICIENCY RATING : C**

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PERSONAL • PROFESSIONAL • PROACTIVE

In the ever popular village of Earls Barton, this delightful mid-terrace home on High Street offers a perfect blend of comfort and convenience. 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 relaxing or entertaining guests.

The house boasts two modern bathrooms, ensuring that morning routines are a breeze for all occupants. The layout is thoughtfully designed to maximise space and functionality, making it a practical choice for everyday living.

Situated in a vibrant community, residents will enjoy easy access to local amenities, including shops, schools, and parks, all within a short stroll. The picturesque surroundings of Earls Barton add to the appeal, offering a peaceful retreat while still being well-connected to nearby Northampton.

This property presents an excellent opportunity for those looking to settle in a friendly neighbourhood with a strong sense of community. Whether you are a first-time buyer or seeking a family home, this mid-terrace house is sure to impress. Don't miss the chance to make this lovely property your new home.

Ground Floor

Living Room

23'10" x 16'0" (7.27 x 4.89)

Enter via a composite double glazed front door into the lounge with two double glazed windows to front aspect. Two double radiators and stairs rising to first floor. Door to;

Kitchen/Diner

21'0" x 7'7" (6.42 x 2.33)

A range of floor and eyelevel units with matching worktops and complementary brick affect tiling. Built-in appliances to include an electric oven with gas hob. Two double glazed windows to side aspect and door to;

Utility Room

Plumbing for washing machine and tumble dryer with double glazed window to side aspect.

Rear Porch

Double glazed door leading to rear garden.

First Floor

First Floor Landing

First Floor Landing with loft access.

Master Bedroom

12'11" x 12'7" (3.95 x 3.84)

A double glazed window to the front aspect with a double radiator. Door to;

En Suite

Three piece suite comprising WC, wash basin and a walk-in shower cubicle with tiling to water sensitive areas and double glazed obscure window to front aspect.

Bedroom Two

10'10" x 9'5" (3.32 x 2.88)

Double glazed window to rear aspect and a double radiator.

Bedroom Three

15'7" x 7'4" (4.77 x 2.25)

Double glazed window to side aspect and double radiator.

Family Bathroom

Three piece suite comprising a WC, pedestal wash basin and bath with shower over and shower screen with tiling to water sensitive areas. Chrome towel radiator and double glazed obscure window to side aspect.

Externally

Rear Garden

Enclosed rear garden mainly laid to astroturf with 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.

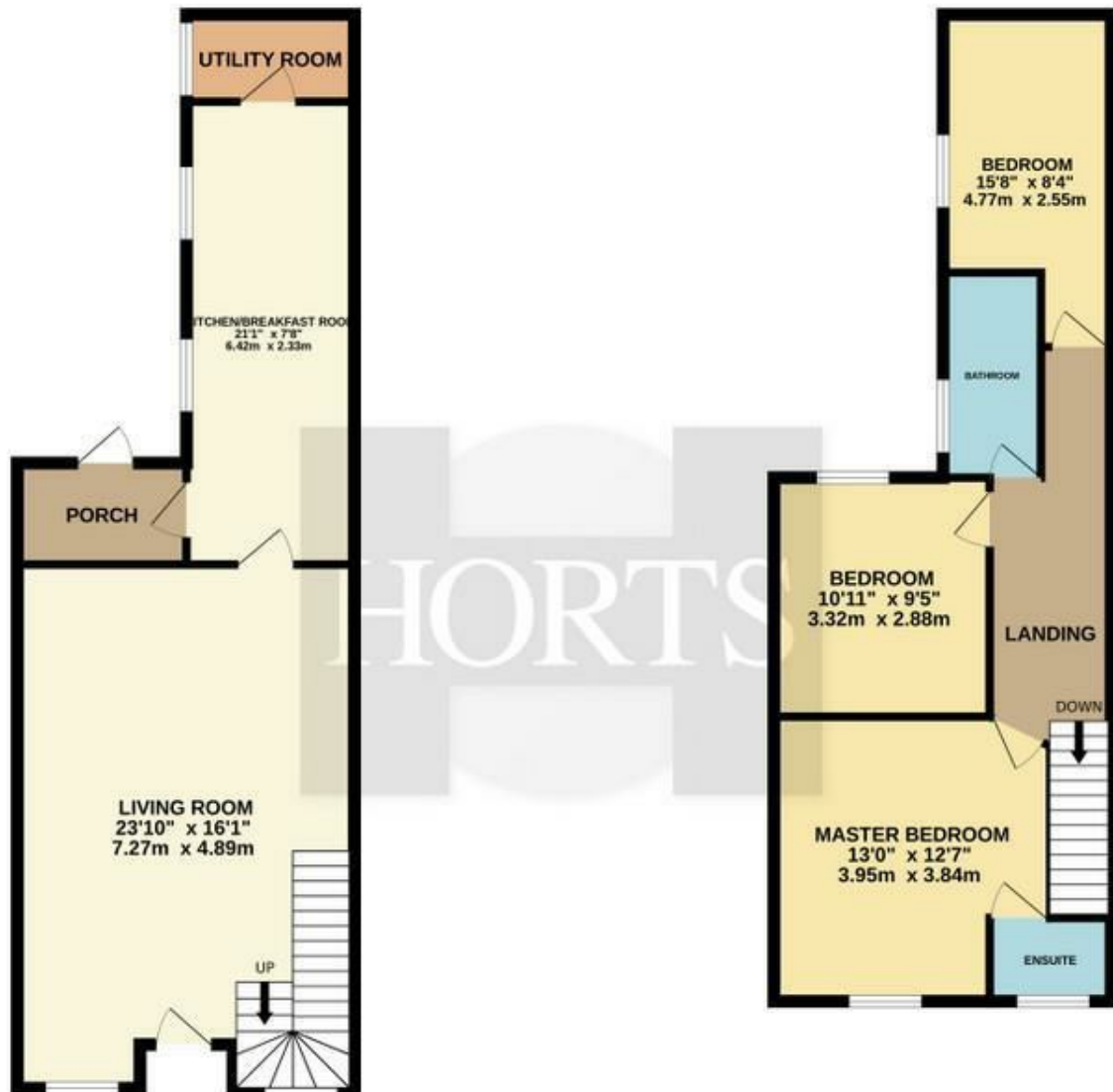
Agents Notes

Council Tax Band: B



GROUND FLOOR
585 sq.ft. (54.4 sq.m.) approx.

1ST FLOOR
528 sq.ft. (49.0 sq.m.) approx.

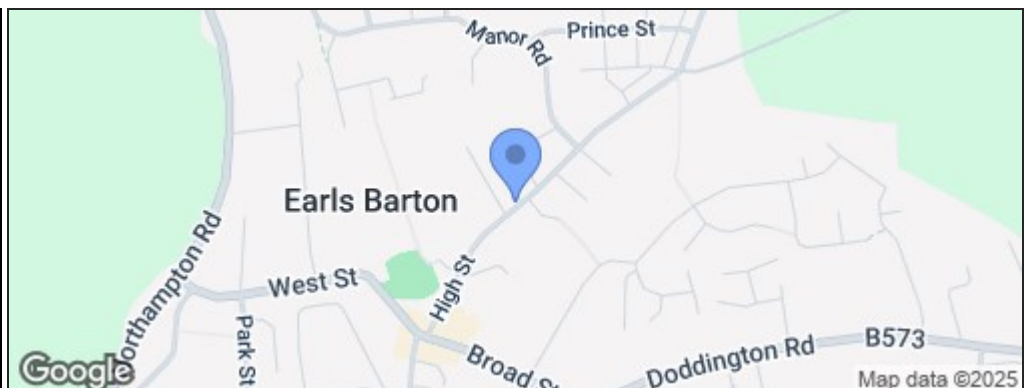


TOTAL FLOOR AREA : 1113 sq.ft. (103.4 sq.m.) approx.

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	78	88
(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.