

**16 Ward Street
Earls Barton
NORTHAMPTON
NN6 0JW**

Offers Over £550,000



- **DETACHED FAMILY HOME**
- **SOLAR PANELS WITH BATTERY STORAGE**
- **DOUBLE GARAGE**
- **VILLAGE LOCATION**
- **KITCHEN/DINING ROOM**

- **FIVE/SIX BEDROOMS**
- **LARGE GARDENS**
- **OFF ROAD PARKING FOR AT LEAST FOUR CARS**
- **RECENTLY BUILT**
- **STUDY**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Horts are delighted to offer to market this stunning five/six bedroom family home on the ever popular Wickets development in the lovely Northamptonshire village of Earl Barton. This family home has been improved by adding solar panels and battery storage and offers spacious living with a large lounge, a kitchen/dining room with utility room, study and downstairs cloakroom. To the first floor is the master suite and three further double bedrooms and a family bathroom. Finally on the top floor there is a self contained suite which offers flexible living with two bedrooms and an en-suite. Externally there is a good size rear garden, a detached double garage and a driveway allowing parking for several cars. Viewing is highly recommended.

Ground Floor

Entrance Hall

Enter via a composite double glazed front door into the entrance hallway with stairs rising to the first floor and Amtico flooring. Built in large storage cupboard and an upright modern radiator. Door to;

Kitchen/Dining Room

26'3" x 13'5" (8.01 x 4.10)

A range of floor and eyelevel modern kitchen units with matching worktops and splashback's with a centre island. Built-in appliances to include a double oven, six ring gas, hob and dishwasher. Double glazed pod to the rear aspect with French doors and a double glazed bay window to the front aspect. Antico flooring and two double radiators. One and a half bowl inset sink with Swan neck mixer taps and drainer. Ceiling spotlighting and door to;

Utility Room

8'7" x 5'6" (2.63 x 1.69)

A range of floor and eyelevel units with matching worktops and splashback's. Inset single bowl sink with drainer and mixer taps. Double glazed composite door leading to the rear garden.

Living Room

20'0" x 16'5" (6.10 x 5.02)

Dual aspect double glazed windows to the rear and side with double glazed French doors leading to the rear patio. Two radiators and an air-conditioning unit.

Study

9'4" x 9'0" (2.87 x 2.76)

Double glazed window to the front aspect and a radiator.

Downstairs Cloakroom

Two piece suite comprising a WC and pedestal wash basin with tiling to water sensitive areas. Antico flooring and a double glazed obscure window to the side aspect and a single radiator.

First Floor

First Floor Landing

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

Master Suite

19'2" x 13'11" (5.85 x 4.26)

Dual sided walk through, built-in wardrobes. Dual aspect double glazed windows with two single radiators and an air-conditioning unit. Door to;

En Suite Bathroom

A four piece modern suite comprising a WC, pedestal wash basin, bath and a large walk-in shower cubicle. Tiling to water sensitive areas with ceiling spotlighting and an upright towel radiator. Amtico flooring and obscure double glazed window to the side aspect.

Bedroom Three

15'7" x 9'4" (4.77 x 2.85)

Dual aspect double glazed windows to the front and side aspect and a radiator.

Bedroom Four

12'2" x 9'1" (3.73 x 2.79)

Double glazed window to the rear aspect and a radiator.

Bedroom Five

12'4" x 8'10" (3.76 x 2.70)

Double glazed window to the front aspect and a radiator.

Family Bathroom

A four piece suite comprising WC, pedestal wash basin, bath and a walk-in shower cubicle with tiling to water sensitive areas. Double glazed obscure window to the rear aspect with an upright ladder style radiator.

Top Floor

Top Floor Landing

Large top floor area with double glazed windows to the front aspect. Built-in double cupboards and a single storage cupboard.

Bedroom Two

17'10" x 16'7" (5.44 x 5.06)

Dual aspect double glazed Velux rooflights to the front and rear with two double radiators and door to;

En Suite Shower Room

A three-piece modern suite comprising a WC, pedestal wash basin and a walk in shower cubicle. Tiling to water sensitive areas, Antico flooring and a double glazed Velux rooflights and ladder style radiator.

Bedroom Six/Den

20'0" x 9'6" (6.11 x 2.90)

Two double glazed Velux rooflights to the side aspect with two radiators and a built-in storage cupboard.

Externally

Front Garden

Stocked with mature bushes and shrubs with a double driveway leading to a double garage.

Off Road Parking

Large driveway with off road parking for several cars.

Rear Gardens

Totally enclosed spacious rear garden mainly laid to lawn with a patio area, outside tap and light and gated side access.

Detached Double Garage

With up and over garage doors and fitted with power and light. Also benefitting from a pitched roof with eaves storage.

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

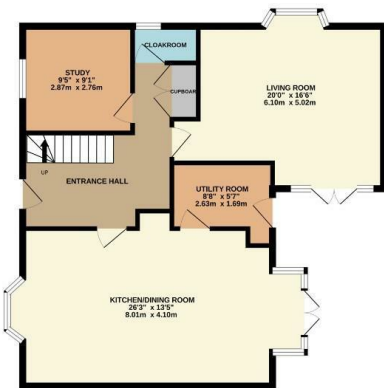
Council Tax Information

North Northants Council Tax Band G

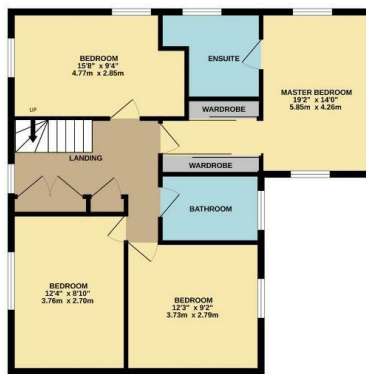




GROUND FLOOR
798 sq.ft. (74.1 sq.m.) approx.



1ST FLOOR
768 sq.ft. (71.4 sq.m.) approx.



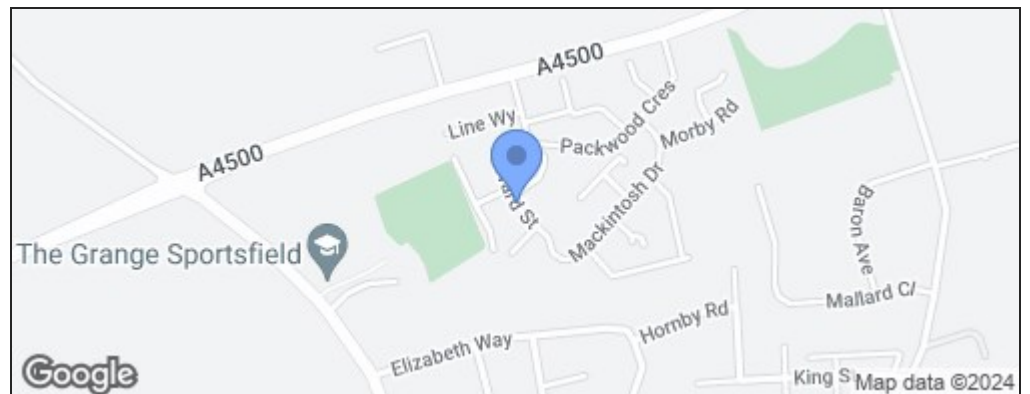
2ND FLOOR
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA : 2156 sq.ft. (200.3 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 | | 86 | 91 |
| (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 | | |



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.