

**16 Churchill Road
Earls Barton
NORTHAMPTON
NN6 0PQ**

Guide Price £380,000



- **UNDERWOODS BUILT HOME**
- **THREE BEDROOMS**
- **SPACIOUS PLOT**
- **SOME MODERNISATION REQUIRED**
- **OFF ROAD PARKING FOR MULTIPLE VEHICLES**

- **DETACHED PROPERTY**
- **SEPARATE RECEPTION ROOMS**
- **FRONT AND REAR GARDENS**
- **OVERSIZED TANDEM GARAGE**
- **ENERGY EFFICIENCY RATING D**

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



PERSONAL • PROFESSIONAL • PROACTIVE

Offered to the market for the first time in many years, this well-proportioned Underwoods-built detached home occupies a generous plot in one of Earls Barton's most established residential locations.

Positioned on Churchill Road, the property offers excellent potential for modernisation and improvement, making it an exciting opportunity for buyers looking to create a home tailored to their own tastes and requirements.

The accommodation includes two spacious reception rooms, three well-sized bedrooms, a family bathroom, and an oversized garage, providing excellent storage or workshop space. Outside, the generous plot benefits from ample off-road parking for several vehicles and offers scope for further enhancement, subject to the necessary consents.

Conveniently located within easy reach of the village centre, local schools, shops and amenities, this is a rare opportunity to acquire a substantial family home with fantastic potential in the heart of Earls Barton.

Early viewing is highly recommended.

Entrance Porch

Enter via UPVC obscure double glazed door with wing window, coir matting.

Entrance Hall

Enter via wooden obscure glass panel door, under stairs storage cupboard, stairs to first floor landing.

Lounge

14'11" x 11'11" (4.56 x 3.65)

UPVC double glazed window to front, feature gas fire with stone hearth, plinth and solid wooden mantle, obscure wooden double doors leading to;

Dining Room

9'0" x 8'11" (2.75 x 2.74)

UPVC sliding patio doors to conservatory, wooden obscure sliding door to kitchen.

Conservatory

8'9" x 7'1" (2.68 x 2.18)

UPVC French doors and windows to rear garden, dwarf brick wall.

Kichen

10'10" x 8'9" (3.31 x 2.68)

UPVC double glazed window to rear aspect, wall and base mounted units and drawers, roll top work surfaces, tiled splash backs, stainless steel sink with drainer and mixer tap over, space for fridge freezer, washing machine and dishwasher, glazed wooden door to inner lobby.

Inner Lobby

UPVC double glazed door to rear garden, door to garage.

Shower Room

7'5" x 5'2" (2.28 x 1.59)

Obscure UPVC double glazed window to rear aspect, quadrant shower tiled floor to ceiling, pedestal wash hand basin with close coupled low level W/C.

First Floor Landing

Dog leg stairs leading to first floor landing, UPVC double glazed window to side aspect, storage cupboard, loft hatch entrance.

Bedroom One

12'0" x 11'10" (3.67 x 3.62)

UPVC double glazed window to front aspect.

Bedroom Two

12'0" x 9'0" (3.67 x 2.76)

UPVC double glazed window to rear aspect.

Bedroom Three

10'11" x 8'10" (3.33 x 2.70)

UPVC double glazed window to rear aspect.

Family Bathroom

7'10" x 5'6" (2.41 x 1.70)

Obscure UPVC double glazed window to front aspect, three piece suite to include panel bath with shower over, wash hand basin with storage under, low level W/C, electric shaving point.

Externally

Front Garden

Spacious frontage to include laid to lawn, established hedgerow, plants, shrubs and rose bushes, external lighting, cast iron gate for side access leading to rear garden, off road parking for multiple vehicles on driveway.

Rear Garden

Mature and established rear garden to include laid to lawn, plants, shrubs, bushes and trees, two patio areas, stone wall, decorative stones, outside tap, cast iron gate for side access leading to front aspect.

Garage

28'0" x 8'10" (8.54 x 2.70)

Oversized tandem garage with obscure UPVC double glazed window to side aspect, further obscure glazed window to opposite side, up and over door, power and light connected.

Agents Notes

North Northamptonshire Council

Tax Band D

Please note: The property is being offered for sale with Possessory Title rather than Title Absolute.

A Possessory Title is a form of registered title issued by HM Land Registry where the applicant is unable to provide sufficient documentary evidence to establish an absolute title to the property, but has demonstrated sufficient evidence of possession. It does not necessarily mean that there is a problem with the property or that the seller does not have a valid right to sell it; however, the title does carry a different legal status from Title Absolute.

Prospective purchasers are advised that their conveyancer will need to investigate the title fully and advise them of any implications before proceeding with the purchase. In particular, purchasers should establish that their proposed mortgage lender is prepared to lend against a property with Possessory Title, as individual lenders may have different requirements.

The title may, depending upon the circumstances, be capable of being upgraded to Title Absolute in the future, subject to satisfying HM Land Registry's requirements. The timescale and likelihood of such an application being successful will depend upon the individual circumstances and evidence available.

Purchasers should not rely upon the information contained in these particulars as legal advice and must satisfy themselves, through their own independent legal adviser, that the title is acceptable to them and their mortgage lender before exchanging contracts.

Local Area Information

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 Apotho coffee 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.



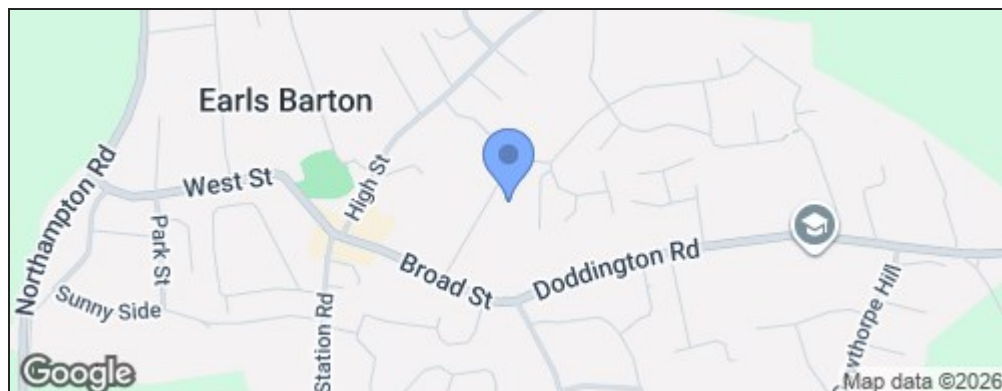






While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as 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.
Made with floorplan (2023)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D	64	
(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.