# 10 Hornby Road
# Earls Barton
# NORTHAMPTON
# NN6 0LF

## Guide Price £295,000

- SEMI DETACHED HOUSE
- DUAL ASPECT LOUNGE
- THREE BEDROOMS
- VILLAGE LOCATION
- OFF ROAD PARKING
- DUAL ASPECT MODERN KITCHEN/DINER
- REFIITED BATHROOM
- BEAUTIFULLY PRESENTED
- LARGE SOUTH EASTERLY REAR GARDEN
- ENERGY EFFICIENCY RATING : C

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This spacious three-bedroom semi-detached family home is presented in excellent, show-home condition and benefits from an exceptionally large sunny, south easterly rear garden and a recently refitted bathroom.

Situated in the highly sought-after village of Earls Barton, the property offers well-balanced accommodation comprising a welcoming lounge, a modern kitchen/diner, utility room, and a convenient downstairs WC. Upstairs, there are three well-proportioned bedrooms and a stylish completely refitted family bathroom.

Externally, the home boasts a generous south easterly rear garden, ideal for families and entertaining and off-road parking to the side of the property.

Early viewing is highly recommended to fully appreciate all that this fantastic home has to offer.

**Ground Floor**

**Entrance Hallway**
Enter via a UPVC double glazed front door into the entrance hallway, stairs to first floor landing, tiled effect flooring with solid wooden doors to;

**Lounge**
16'10" x 10'11" (5.15 x 3.34)
Dual aspect. UPVC double glazed windows to front aspect, UPVC double glazed window to rear aspect, feature electric fireplace.

**Kitchen/Diner**
16'10" x 13'1" (5.15 x 3.99)
Dual aspect. UPVC double glazed window to front aspect, UPVC obscure glazed door to rear garden. A range of floor and eye level units with roll top work surfaces and tiled splash backs, built-in appliances to include an oven, five ring Bosch induction hob with extractor hood over, integrated dishwasher, space for American fridge/freezer, one and a half bowl composite sink with drainer and mixer tap over, ceiling spot lights, solid wooden door to;

**Utility Room**
Space/plumbing for a washing machine, ceiling spot lights, door to;

**Downstairs Cloakroom**
UPVC obscure double glazed window to rear aspect, low level W/C, wash basin, ceiling spot lights, wooden laminate flooring, feature wall panelling.

**First Floor**

**First Floor Landing**
UPVC double glazed window to rear aspect, loft hatch entrance, two built-in storage cupboards, solid wooden doors leading to;

**Bedroom One**
14'2" x 11'1" (4.34 x 3.40)
Two UPVC double glazed windows to the front aspect, built-in fitted double wooden wardrobes with clever storage features.

**Bedroom Two**
13'5" x 11'1" (4.11 x 3.40)
Two UPVC double glazed windows to the front aspect, loft access.

**Bedroom Three**
8'9" x 7'11" (2.68 x 2.43)
UPVC double glazed window to the rear aspect.

**Family Bathroom**
9'4" x 5'6" (2.85 x 1.68)
Completely refitted. Two UPVC obscure windows to rear aspect, three piece suite to include P-shaped bath with Amazon rainfall shower and further hand held shower attachment over, pedestal wash hand basin with storage under, low level W/C, fully tiled splash backs, tiled flooring, ceiling spot lights, wall mounted heated towel rail.

**Externally**

**Front Garden**
Front garden is mainly laid to lawn with a low-level picket fence and a block paved driveway leading to the side of the property with off-road parking for at least two vehicles.

**Rear Garden**
Sunny South Easterly aspect. Larger than average rear garden, laid to lawn, covered patio area and a garden shed, gated rear access, fully surrounded by wooden panel fencing.

**Agents Notes**
Local Authority: North Northamptonshire
Council Tax Band: B

**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.

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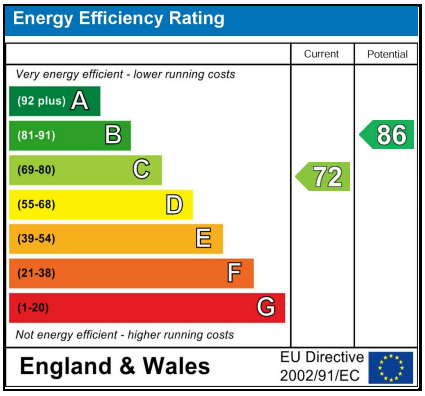


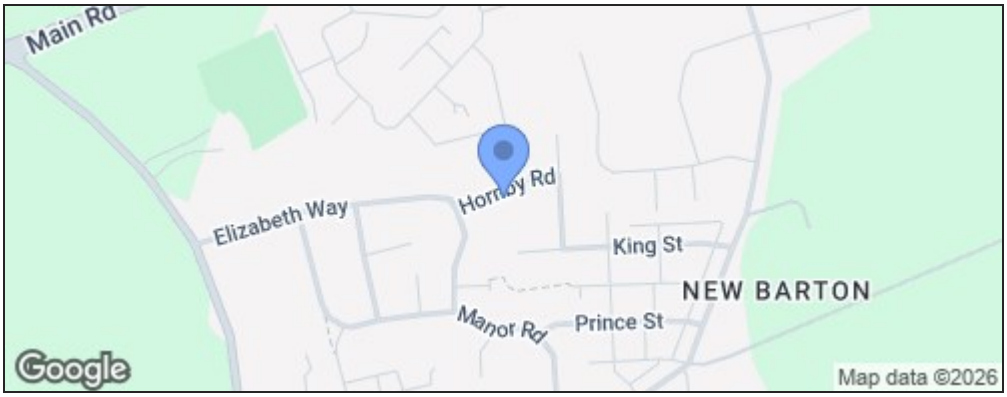


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