

**73 Spring Gardens
Earls Barton
NORTHAMPTON
NN6 0NJ**

Offers Over £390,000



- **FOUR BEDROOMS**
- **LARGE CORNER PLOT**
- **EV CHARGING POINT**
- **ENCLOSED GARDEN**

- **DETACHED FAMILY HOME**
- **SINGLE DETACHED GARAGE**
- **POPULAR 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 popular area of Spring Gardens, Earls Barton, this delightful detached house offers a perfect blend of comfort and space. The property boasts a generous layout, featuring two inviting reception rooms that provide ample space for both relaxation and entertaining.

With four well-proportioned bedrooms, this home is ideal for families or those seeking extra room for guests or extra office space. The single bathroom is conveniently located, ensuring ease of access for all residents.

Set on a large corner plot, the property benefits from a substantial outdoor space, perfect for gardening enthusiasts or for children to play safely. Additionally, the house offers parking for up to three vehicles, a valuable feature in today's busy world.

This is not just a house; it is a home that promises comfort and convenience in a lovely neighbourhood. With its spacious interiors and outdoor potential, it is an excellent opportunity for anyone looking to settle in a peaceful yet vibrant community. Don't miss the chance to make this wonderful property your own.

Ground Floor

Entrance Hallway

Enter via a UPVC double glazed front door with a double glazed frosted side panel into the entrance hallway with stairs rising to the first floor, built-in storage cupboard, tiled flooring and a double radiator. Door to;

Downstairs Cloakroom

A modern two piece comprising of a WC and wash basin with tiled flooring. Double glazed window to the rear aspect with tiling to water sensitive areas and a radiator.

Study

7'9" x 7'1" (2.38 x 2.16)

Double glazed window to the side aspect with laminate flooring and a radiator.

Living Room

19'11" x 11'0" (6.09 x 3.37)

Double glazed bay window to the front aspect with laminate flooring and two double radiators. Double doors to;

Dining Room

9'9" x 8'7" (2.99 x 2.64)

Double glazed French doors leading to the rear garden and a double radiator. Door to;

Kitchen

9'11" x 9'11" (3.03 x 3.03)

A range of floor and eyelevel kitchen units with matching worktops and complementary tiling. One and a half bowl inset sink with drainer and mixer taps. Plumbing for washing machine and dishwasher with a freestanding electric cooker. Tiled flooring with a double glazed window to the rear aspect and a double glazed door leading to the rear garden.

First Floor

First Floor Landing

First floor landing with a double glazed window to the side aspect, built-in airing cupboard and loft access.

Bedroom One

13'9" x 8'10" (4.21 x 2.71)

Double glazed window to the front aspect, radiator and built-in double wardrobes.

Bedroom Two

11'6" x 8'10" (3.51 x 2.70)

Double glazed window to the rear aspect and a radiator.

Bedroom Three

9'3" x 8'0" (2.83 x 2.44)

Double glazed window to the front aspect and a radiator.

Bedroom Four

9'3" x 8'0" (2.83 x 2.45)

Double glazed window to the rear aspect and a radiator.

Family Bathroom

Three-piece modern suite comprising a WC, pedestal wash basin and a walk-in shower cubicle with an upright towel radiator. Double glazed obscure window to the side aspect with fully tiled walls and LVT flooring.

Externally

Front Garden

Landscaped front garden laid to gravel and stocked with mature trees and bushes. There is a block paved driveway allowing parking for at least two cars and an electric vehicle charging point.

Rear Garden

Enclosed walled rear garden with separate lawn, gravel and patio areas with gated side access.

Garage

Single detached garage with an up and over garage door, rear access door and fitted with power and light. There is also a gated driveway.

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.

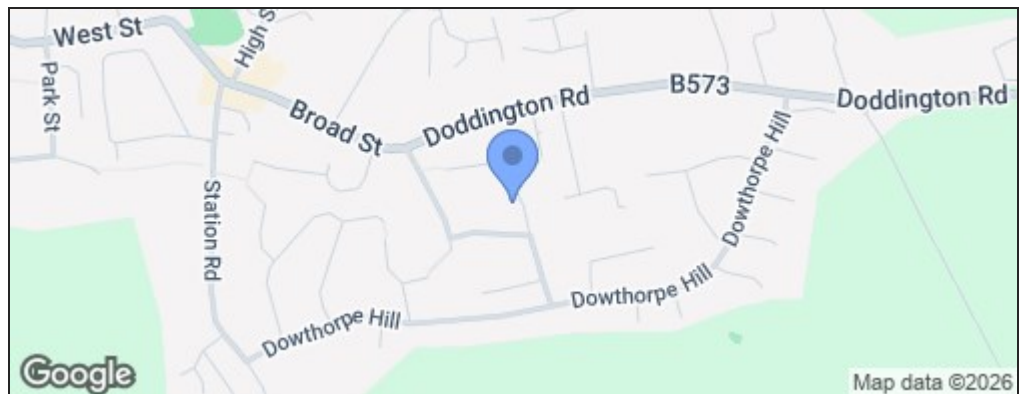






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	
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.