

**108 Station Road  
Earls Barton  
NORTHAMPTON  
NN6 0NX**



**Offers In The Region Of**



- **DETACHED HOME**
- **NO ONWARD CHAIN**
- **LARGE LIVING SPACE**
- **CLOSE TO CENTRE OF THE VILLAGE**

- **THREE BEDROOMS**
- **DETACHED GARAGE/WORKSHOP**
- **POPULAR VILLAGE LOCATION**
- **ENERGY EFFICIENCY RATING : D**

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**PERSONAL • PROFESSIONAL • PROACTIVE**

Nestled on Station Road in the charming village of Earls Barton, Northampton, this individually built detached home presents a wonderful opportunity for those seeking a blend of comfort and style. The property boasts three well-proportioned bedrooms, making it ideal for families or those wishing to have extra space for guests or a home office.

Upon entering, you are welcomed into a spacious living room that serves as the heart of the home, perfect for both relaxation and entertaining. The layout is thoughtfully designed, ensuring a seamless flow throughout the living spaces. The property features two bathrooms, providing convenience and privacy for all occupants.

The absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

Earls Barton is known for its community spirit and local amenities, making it an attractive place to live. This property is not just a house; it is a place where memories can be made. With its unique character and prime location, this home is a must-see for anyone looking to settle in a peaceful yet vibrant area. Don't miss the chance to make this delightful property your own.

## **Ground Floor**

### **Entrance Porch**

Enter via a composite front door with double glazed windows to the front and side aspect into the entrance porch with tiled flooring and door to;

### **Entrance Hallway**

Built-in storage cupboards and stairs rising to first floor. Double glazed window to front aspect, double radiator and door to;

### **Shower Room**

Downstairs shower room with a three-piece suite comprising WC, wash basin housed in a storage cabinet and a walk-in shower cubicle with tiling to water sensitive areas and tiled flooring. Double glazed obscure window to the side aspect and a double radiator.

### **Living Room/Dining Room**

23'3" x 11'8" (7.09 x 3.56)

Double glazed window to the front aspect with a feature fireplace and an open fire. Double glazed patio doors leading to the rear garden, double radiator and door to;

### **Kitchen/Breakfast Room**

12'7" x 11'9" (3.85 x 3.59)

A range of floor and eyelevel kitchen units with matching worktops and complementary tiling. Built-in double oven and electric hob with plumbing for dishwasher and washing machine. Double glazed window to the rear aspect and a double glazed door to the side. Built-in storage cupboard, inset one and a half bowl sink unit with drainer and mixer taps.

## **First Floor**

### **First Floor Landing**

First floor landing with a built-in storage cupboard and loft access

**Bedroom One**

11'9" x 11'5" (3.59 x 3.50)

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

**Bedroom Two**

11'6" x 9'3" (3.51 x 2.83)

Double glazed window to the rear aspect, a built-in wardrobe and a double radiator.

**Bedroom Three**

11'6" x 7'5" (3.52 x 2.27)

Double glazed window to the rear aspect, double radiator and a built-in wardrobe.

**Family Bathroom**

Large family bathroom with a four piece suite comprising a WC, wash basin housed in a vanity unit, bath and a walk-in shower cubicle. Double glazed obscure window to the front aspect and tiling to water sensitive areas. Double radiator.

**Externally****Front Garden**

Walled front garden stocked with mature bushes, trees and shrubs.

**Rear Garden**

Beautifully landscaped and well maintained rear garden mainly laid to lawn and stocked with mature trees, bushes and shrubs. Access to the detached garage/workshop with a separate potting area and greenhouse. Gated rear access to the rear service road.

**Garage/Workshop**

Detached workshop/garage which is fitted with power and light and a rear access door and can be accessed by a rear service lane.

**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**

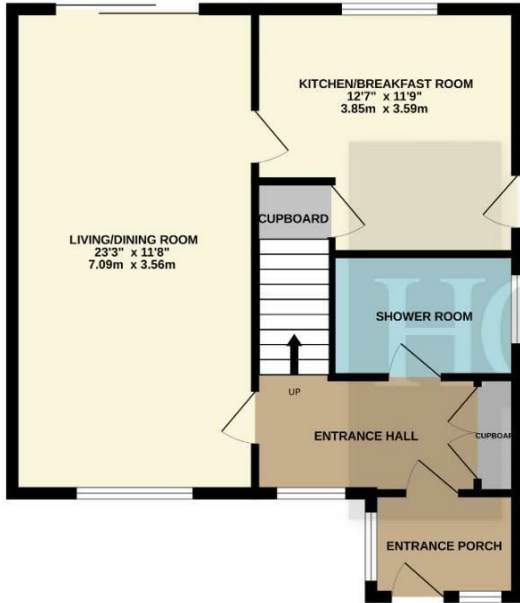
Local Authority: North Northamptonshire

Council Tax Band: B





GROUND FLOOR  
600 sq.ft. (55.8 sq.m.) approx.



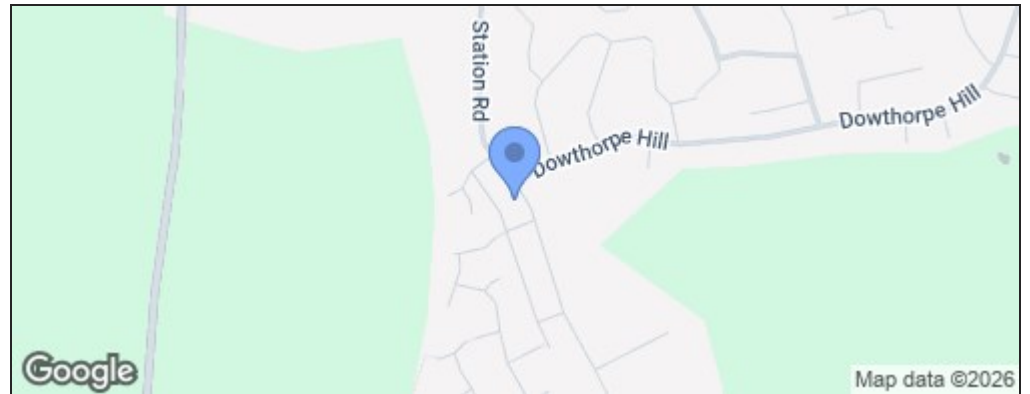
1ST FLOOR  
565 sq.ft. (52.5 sq.m.) approx.



TOTAL FLOOR AREA: 1166 sq.ft. (108.3 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) <b>A</b>                          |                         |           | <b>81</b> |
| (81-91) <b>B</b>                            |                         |           |           |
| (69-80) <b>C</b>                            |                         |           |           |
| (55-68) <b>D</b>                            |                         | <b>65</b> |           |
| (39-54) <b>E</b>                            |                         |           |           |
| (21-38) <b>F</b>                            |                         |           |           |
| (1-20) <b>G</b>                             |                         |           |           |
| Not energy efficient - higher running costs |                         |           |           |
| <b>England &amp; Wales</b>                  | 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.